

MONTHLY ACTIVITY REPORTS


January 26

2023



MEMORANDUM

To: Board of Commissioners

From: Alana C. Green 

Date: January 20, 2023

Subject: Monthly Activities Report

Enclosed for your general information and review are the following activity reports for the month of December.

I. Public Housing Program Activities

- Asset Management Memo
- Occupancy Summary
- Work Order Emergency Activity Report
- Work Order Non-Emergency Activity Report
- Move-Out Analysis
- Demographic Summary Report
- Carbon Monoxide (CO) Detectors Summary Report
- Public Housing Cash Activity as of 11/30/2022
- Public Housing AMP Budgets as of 11/30/2022
- Financial Condition Indicators as of 11/30/2022
- Management Operations Indicator as of 11/30/2022
- Integrated Pest Management Report
- Housing Authority Unit/Housing Crime Summary

II. Housing Choice Voucher (Section 8) Program Activities

- Section 8 Cash Activity as of 11/30/2022
- HCV Budget as of 11/30/2022
- HAP Expenditure Analysis
- HCV Monthly Activity Report

III. Finance

- Income Statement as of 11/30/2022

IV. Development Activities

- Development and Modernization

V. Resident Initiatives

VI. Legal Activities

- Procurement

VII. Communications

VIII. Human Resources Activities

IX. Complaint Report

PUBLIC HOUSING PROGRAM

MEMORANDUM

TO: Alana C. Green, Executive Director

FROM: Paul Werner, Acting Director of Operations for Public Housing

DATE: January 11, 2023

SUBJECT: Asset Management Board Report

In addition to the attached reports, please find an update on activities and special projects that the Asset Management Department has undertaken to date.

Property Management Company Trainings. In December, SLHA hosted two mandatory trainings for all property management staff. Each site was required to send at least one office staff and one maintenance staff to the training. In addition, all area and senior managers were required to attend. The St. Louis Metropolitan Equal Housing and Opportunity Council provided a Fair Housing Training on December 6th and Alive and Well hosted a Trauma Awareness Training on December 8th. These trainings, along with several others planned for the coming year, will become part of the standard annual trainings that all SLHA management agents will be required to attend.

Management Meetings. In order to monitor performance of SLHA's public housing portfolio, Asset Management utilizes a monthly scorecard to track key performance indicators (occupancy, late recertifications, receivables, and work orders) and holds regular monthly meetings with each of the six management agents. Weekly Occupancy Action Plan meetings continue with Clinton-Peabody (Habitat), Parkview (Habitat), and Cambridge Heights I/II (East Pointe) to track progress on completing unit move-ins.

The Habitat Company (THC). Since THC manages 58% of SLHA's public housing portfolio, Asset Management closely monitors their performance as it has a significant impact on SLHA Public Housing Assessment (PHA) Scores. THC has experienced significant staff turnover. Staff turnover includes regional manager, property managers and maintenance tech positions, which has had a direct negative impact on THC's productivity across all key indicators. Asset Management has worked closely with THC in an advisory role to identify weaknesses and suggest alternative solutions. To mitigate the impact from loss of staff, THC is pooling resources to assist short-staffed sites in daily operations. THC has remained in constant communication with Asset Management while stabilizing underperforming sites. Asset Management continues to issue Notices of Noncompliance to THC, outlining deficiencies in performance in key HUD indicators. Deficiencies are discussed during regular monthly meetings with THC.

Reporting Systems. Asset Management continues to work with MRI/Tenmast to address late recertifications and resolve errors in data submitted to HUD's Public and Indian Housing Information Center (PIC). In an effort to increase SLHA's Reporting Rate, Asset Management monitors sites for trends and focuses on sites with late recertifications to improve the HUD Reporting Rate. Below please find an update on the current month's recertifications:

Number of Late Recerts (start of the month):	213
Number of Late Recerts completed (during the month):	107
Number of Late Recerts (end of the month):	106
Current HUD Reporting Rate:	95.42%

HUD Reporting Rate – Previous 3-Month Trend

November	October	September
93.83%	93.83%	95.54%

Inspections and Work Order Trends. Asset Management continues to conduct regular inspections of public housing developments. In addition to working with site staff to resolve issues as they are identified, these inspections help prepare for HUD's annual NSPIRE inspections (formerly REAC). On a regular basis, Asset Management reviews work order activity in Yardi to identify trends and work with sites to address issues. Below please find an update on the current month's inspections and analysis of maintenance trends.

Inspection Activity

Category	Developments	Units
Routine	11	69
SLHA Pre-NSPIRE	3	0
HUD NSPIRE	0	0

Work Order Trends

Development(s):	Issue/Trend Identified:	Action:
All PH Developments Emergency Work Order Response Times	Within 24hr - 10 Beyond 24hr - 34 24hr Completion - 23%	Email Property Management with their W/O trends to get better response times in upcoming months
The Habitat Company, McCormack Baron, NSSS	Pipes/cold weather impact	Assessing damages and mitigation/ work on a preventive plan for upcoming months
The Habitat Company, McCormack Baron, NSSS	Heat issue/heat not responding	Focus on getting residents back in their units

Occupancy

DEV #	AMP #	DEVELOPMENT	# UNITS	Offline	10/1/2022 Occupied	Occ. %	Offline	11/1/2022 Occupied	Occ. %	Offline	12/1/2022 Occupied	Occ. %
20	MO001000002	Clinton-Peabody	358	32	199	61%	120	196	82%	120	194	82%
340	MO001000034	LaSalle Park	148	2	144	99%	2	143	98%	2	141	97%
370	MO001000037	Cochran Plaza	78	6	69	96%	6	68	94%	6	68	94%
220	MO001000038	Lafayette Apartments	26		26	100%		26	100%		26	100%
230		California Gardens	28	1	18	67%	1	17	63%	1	17	63%
350		Armand & Ohio	4		3	75%		4	100%		4	100%
380		Folsom	6		4	67%		4	67%		5	83%
382		Marie Fanger	6	1	5	100%	1	5	100%	1	5	100%
410		South Broadway	10		10	100%		10	100%		10	100%
420		Lafayette Townhomes	38	4	25	74%	4	25	74%	4	25	74%
421		Tiffany Turnkey	25		23	92%		21	84%		21	84%
150	MO001000041	Towne XV	8	2	4	67%	2	3	50%	2	3	50%
160		McMillan Manor	20	2	14	78%	2	14	78%	2	14	78%
260		Page Manor	10	3	5	71%	3	5	71%	3	5	71%
381		Samuel Shepard	16	3	11	85%	3	11	85%	3	10	77%
383		Cupples	4	1	1	33%	1	1	33%	1	1	33%
384		Hodiamont	22	22	0	-	22	0	-	22	0	-
411		Walnut Park	13	0	9	69%	0	9	69%	0	11	85%
412		Lookaway	17		16	94%		14	82%		13	76%
510		McMillan Manor II	18	0	18	100%	0	18	100%	0	18	100%
520	MO001000052	King Louis III	24	2	20	91%	2	20	91%	2	21	95%
470	MO001000047	King Louis Square	36		34	94%		34	94%		34	94%
490	MO001000049	King Louis Square II	44	2	39	93%	2	40	95%	0	40	91%
440	MO001000044	Murphy Park I	93		80	86%		79	85%		78	84%
450	MO001000045	Murphy Park II	64		52	81%		53	83%		53	83%
460	MO001000046	Murphy Park III	65		59	91%		59	91%		58	89%
500	MO001000050	Renaissance Pl @ Grand	62		59	95%		59	95%		59	95%
540	MO001000054	Sr. Living at Renaissance Pl	75		66	88%		67	89%		68	91%
550	MO001000055	Gardens at Renaissance Pl	22		21	95%		21	95%		21	95%
560	MO001000056	Cahill House	80	1	77	97%	1	77	97%	1	76	96%
570	MO001000057	Renaissance Pl @ Grand II	36		30	83%		30	83%		31	86%
590	MO001000059	Renaissance Place @ Grand III	50		48	96%		48	96%		48	96%
620	MO001000062	Sr. Living at Cambridge Heights	75		73	97%		71	95%		72	96%
630	MO001000063	Arlington Grove	70		65	93%		64	91%		63	90%
640	MO001000064	North Sarah	59		58	98%		58	98%		58	98%
650	MO001000065	North Sarah II	46		39	85%		38	83%		36	78%
660	MO001000066	North Sarah III	35		33	94%		33	94%		33	94%
670	MO001000067	Preservation Square I	19		-	-		7	37%		13	68%
580	MO001000058	Cambridge Heights	46	4	30	71%	14	30	94%	14	30	94%
600	MO001000060	Cambridge Heights II	44		30	68%	11	30	91%	11	30	91%
100	MO001000010	James House	126		124	98%		123	98%		123	98%
132	MO001000013	Euclid Plaza Elderly	108		105	97%		107	99%		105	97%
170	MO001000017	West Pine	99		96	97%		96	97%		94	95%
190	MO001000019	Parkview Elderly	295	13	253	90%	13	257	91%	13	255	90%
280	MO001000028	Badenhaus Elderly	100		94	94%		90	90%		89	89%
390		Badenfest Elderly	21		20	95%		20	95%		20	95%
661	MO001000061	Kingsbury Terrace	120		119	99%		117	98%		117	98%
480	MO001000048	Les Chateaux	40	1	32	82%	1	33	85%	1	32	82%
	TOTAL		2,809	102	2,360		211	2,355		209	2,348	

Please Note - The format of the Occupancy Report has been updated to include the number of units currently approved by HUD for Modernization Status. After HUD approval from HUD these units are not monthly Occupancy Calculation

**Work Order Activity
Emergencies**

December 1 - December 31, 2022

Dev #	Property	Opening Balance	Created	Closed	Average Days Completed	Closing Balance	Average Days Open
630	Arlington Grove	-	-	-	-	-	-
350	Armand & Ohio	0	1	1	0	0	-
390	Badenfest Elderly	0	0	0	-	0	-
280	Badenhaus Elderly	0	3	3	0	0	-
560	Cahill House	-	-	-	-	-	-
230	California Gardens	-	-	-	-	-	-
580	Cambridge Heights	-	-	-	-	-	-
600	Cambridge Heights II	-	-	-	-	-	-
020	Clinton-Peabody	50	24	13	15	61	132
370	Cochran Plaza	80	2	0	-	82	532
383	Cupples	0	2	0	-	2	5
132	Euclid Plaza Elderly	1	0	0	-	1	43
380	Folsom	-	-	-	-	-	-
550	Gardens at Renaissance Pl	-	-	-	-	-	-
384	Hodiamont	-	-	-	-	-	-
100	James House	1	0	0	-	1	33
520	King Louis III	26	1	1	365	26	371
470	King Louis Square	-	-	-	-	-	-
490	King Louis Square II	3	0	0	-	3	181
661	Kingsbury Terrace	2	0	0	-	2	100
220	Lafayette Apartments	-	-	-	-	-	-
420	Lafayette Townhomes	1	5	4	2	2	78
340	LaSalle Park	53	5	1	365	57	109
480	Les Chateaux	3	0	0	-	3	65
412	Lookaway	16	0	1	22	15	379
382	Marie Fanger	-	-	-	-	-	-
160	McMillan Manor	0	18	11	4	7	7
510	McMillan Manor II	11	1	2	214	10	296
440	Murphy Park I	4	0	0	-	4	177
450	Murphy Park II	5	0	0	-	5	103
460	Murphy Park III	2	0	0	-	2	181
640	North Sarah	-	-	-	-	-	-
650	North Sarah II	-	-	-	-	-	-
660	North Sarah III	-	-	-	-	-	-
260	Page Manor	4	0	2	261	2	331
190	Parkview Elderly	10	0	0	-	10	130
500	Renaissance Pl @ Grand	2	0	0	-	2	117
570	Renaissance Pl @ Grand II	7	0	0	-	7	308
590	Renaissance Place @ Grand III	-	-	-	-	-	-
381	Samuel Shepard	15	5	4	3	16	336
410	South Broadway	1	0	1	85	0	-
620	Sr. Living at Cambridge Heights	-	-	-	-	-	-
540	Sr. Living at Renaissance Pl	-	-	-	-	-	-
421	Tiffany Turnkey	1	0	0	-	1	170
150	Towne XV	-	-	-	-	-	-
411	Walnut Park	1	0	0	-	1	134
170	West Pine	1	3	0	-	4	35
Total		300	70	44		326	

Notes: Average Days Completed includes only work orders completed during the reporting period
Average Days Open includes all open work orders as of the last day of the reporting period.
Fields with no data for the reporting period are identified with "-"

**Work Order Activity
Non-Emergencies**

December 1 - December 31, 2022

Dev #	Property	Opening Balance	Created	Closed	Average Days Completed	Closing Balance	Average Days Open
020	Clinton-Peabody	303	49	31	35	321	117
100	James House	0	3	0	-	3	10
132	Euclid Plaza Elderly	12	16	18	14	10	83
150	Towne XV	17	0	0	-	17	276
160	McMillan Manor	29	9	7	10	31	186
170	West Pine	27	32	2	9	57	38
190	Parkview Elderly	129	1	4	365	126	124
220	Lafayette Apartments	1	4	5	3	0	-
230	California Gardens	1	1	2	19	0	-
260	Page Manor	8	0	0	-	8	251
280	Badenhaus Elderly	6	13	12	1	7	625
340	LaSalle Park	96	41	0	-	137	108
350	Armand & Ohio	0	1	1	5	0	-
370	Cochran Plaza	15	19	5	0	29	98
380	Folsom	2	2	4	22	0	-
381	Samuel Shepard	12	6	9	73	9	254
382	Marie Fanger	0	1	1	0	0	-
383	Cupples	1	0	0	-	1	145
384	Hodiamont	-	-	-	-	-	-
390	Badenfest Elderly	0	6	6	1	0	-
410	South Broadway	2	4	3	30	3	53
411	Walnut Park	16	6	5	2	17	189
412	Lookaway	55	3	3	42	55	250
420	Lafayette Townhomes	11	7	12	28	6	52
421	Tiffany Turnkey	13	3	0	-	16	72
440	Murphy Park I	-	-	-	-	-	-
450	Murphy Park II	1	0	0	-	1	193
460	Murphy Park III	2	0	0	-	2	160
470	King Louis Square	1	0	0	-	1	227
480	Les Chateaux	5	0	0	-	5	54
490	King Louis Square II	3	0	0	-	3	233
500	Renaissance Pl @ Grand	0	1	0	-	1	30
510	McMillan Manor II	59	3	2	126	60	280
520	King Louis III	6	6	3	1	9	102
540	Sr. Living at Renaissance Pl	1	0	0	-	1	91
550	Gardens at Renaissance Pl	1	0	0	-	1	91
560	Cahill House	3	0	0	-	3	896
570	Renaissance Pl @ Grand II	1	0	0	-	1	429
580	Cambridge Heights	-	-	-	-	-	-
590	Renaissance Place @ Grand III	-	-	-	-	-	-
600	Cambridge Heights II	-	2	-	-	2	16
620	Sr. Living at Cambridge Heights	-	-	-	-	-	-
630	Arlington Grove	-	-	-	-	-	-
640	North Sarah	1	0	0	-	1	116
650	North Sarah II	-	-	-	-	-	-
660	North Sarah III	-	-	-	-	-	-
661	Kingsbury Terrace	30	1	0	-	31	93
	Total	870	240	135	-	975	-

Notes: Average Days Completed includes only work orders completed during the reporting period
Average Days Open includes all open work orders as of the last day of the reporting period.
Fields with no data for the reporting period are identified with "-"

Monthly Activity Report only includes work orders categorized as "Routine" and "Urgent" to give a more accurate representation of Management's response time to resident requests. Management initiated work orders such as for Preventative Maintenance, Inspections, Extermination, etc. are not included in this report.

Move-Out Analysis

December 1 - December 31, 2022

	December		October 2022 – December 2022	
Abandonment of Unit	2	11.1%	9	11.1%
Deceased	2	11.1%	9	11.1%
Did Not Like Unit	-	-	-	-
Evicted-Legal Action	2	11.1%	11	13.6%
Incarcerated	-	-	-	-
Moved- In Legal			1	1.2%
Moved to HCV Prog S8	-	-	1	1.2%
Moved with Notice	5	27.8%	38	46.9%
One Strike	-	-	-	-
Nursing Home Placement	-	-	1	1.2%
Purchased Home	-	-	1	1.2%
Relocation Transfer	-	-	2	2.5%
Transfer to Diff PH Unit	7	38.9%	8	9.9%
Total	18	100.0%	81	100.0%

**Demographic Report
Public Housing**

November 1 - November 30, 2023*

	Disabled	Non-Disabled	Total
Number of Families	775	1,622	2,397
Average Family Size	1.3	2.5	2.1
Average Age of Head of Household	58.4	43.7	48.4
Number of Youth Family Members (<18)	-	-	2,180
Average Age of Youth Family Members	-	-	9.7
Number of Senior (62+) Head of Household	350	299	636
Average Household Income	\$12,148.34	\$11,425.16	\$11,658.95
Number of Head of Households Employed	758	1,129	1,887
Average Monthly Rent	\$251.76	\$211.46	\$224.49
Average Cost of Utilities Paid by SLHA	\$0.95	\$21.19	\$14.65
Average Length of Occupancy (Years)	10.6	5.9	7.4

Head of Household - Race / Ethnicity	Hispanic	Non Hispanic	Total
American Indian or Alaska Native Only	0	1	1
Any Other Combination	1	2	3
Asian Only	0	2	2
Black/African American Only	7	2,338	2,345
Native Hawaiian/Other Pacific Islander Only	1	1	2
White Only	2	36	38
White, Black/African American	0	6	6
Total	11	2,386	2,397

*Due to a reporting issue current data for December was unavailable so the prior month data for November was

**Carbon Monoxide (CO) Detectors in Public Housing Units
December 31, 2022**

Dev #	Development	Management Company	Total Units	CO Installed	CO Not Required	CO Needed/ Not Installed	
020	Clinton-Peabody	THC	358	37	-	321	*
100	James House	THC	126	-	126	-	
132	Euclid Plaza Elderly	THC	108	-	108	-	
150	Towne XV	SLHA	8	4		4	**
160	McMillan Manor	SLHA	20	20		-	
170	West Pine	THC	99	-	99	-	
190	Parkview Elderly	THC	295	-	295	-	
220	Lafayette Apartments	THC	26	26	-	-	
230	California Gardens	THC	28	25	-	-	
260	Page Manor	SLHA	10	5		5	**
280	Badenhaus Elderly	THC	100	-	100	-	
340	LaSalle Park	THC	148	148	-		
350	Armand & Ohio	THC	4	4	-	-	
370	Cochran Plaza	THC	78	78	-		
380	Folsom	THC	6	6	-		
381	Samuel Shepard	SLHA	16	10		6	**
382	Marie Fanger	THC	6	-	-		
383	Cupples	SLHA	4	-		4	**
390	Badenfest Elderly	THC	21	-	21		
410	South Broadway	THC	10	10	-		*
411	Walnut Park	SLHA	13	8		5	**
412	Lookaway	SLHA	17	1		16	**
420	Lafayette Townhomes	THC	38	38	-	-	
421	Tiffany Turnkey	THC	25	25	-		
440	Murphy Park I	MBM	93	93	-	-	
450	Murphy Park II	MBM	64	64	-	-	
460	Murphy Park III	MBM	65	65	-	-	
470	King Louis Square	FGM	36	32	4	-	
480	Les Chateaux	VOA	40	-	40	-	
490	King Louis Square II	FGM	44	-	44		
500	Renaissance Pl @ Grand	MBM	62	62	-	-	
510	McMillan Manor II	SLHA	18	18		-	
520	King Louis III	THC	24	-	24	-	
540	Sr. Living at Renaissance Pl	MBM	75	-	75	-	
550	Gardens at Renaissance Pl	MBM	22	-	22	-	
560	Cahill House	MBM	80	-	80	-	
570	Renaissance Pl @ Grand II	MBM	36	36	-	-	
580	Cambridge Heights	East Pointe	46	-	46	-	
590	Renaissance Place @ Grand III	MBM	50	50	-	-	
600	Cambridge Heights II	East Pointe	44	-	44	-	
620	Sr. Living at Cambridge Heights	MBM	75	-	75	-	
630	Arlington Grove	MBM	70	70	-	-	
640	North Sarah	MBM	59	59	-	-	
650	North Sarah II	MBM	46	46	-	-	
660	North Sarah III	MBM	35	35	-	-	
661	Kingsbury Terrace	THC	120	-	120	-	
670	Preservation Square I	MBM	19	19	-	-	
TOTAL			2,787	1,094	1,323	361	
				39.3%	47.5%	13.0%	

Based on preliminary information provided Habitat all sites (except Clinton-Peabody) completed installation of CO detectors in December. Installation at Clinton-Peabody will be completed by 1/31/23

*

NSSS reported that the units had at least 1 CO detectors already installed, but needed additional detectors (IE: on 2nd and 3rd floors.) All additional detectors were installed as of 1/18/23

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PUBLIC HOUSING CASH ACTIVITY AS OF 11/30/2022

CHECKING, MONEY MARKET ACCOUNTS & ESCROW INVESTMENTS

BANK AND TYPE OF ACCOUNT	11/30/22 VALUE
UMB BANK, N.A. - CHECKING (GL Balance)	\$16,239,567.70
UMB BANK, N.A. - FAMILY SELF SUFFICIENCY ESCROW	\$186,756.35
UMB BANK, N.A. - BLUMEYER DEVELOPMENT (includes investments)	\$840,455.51
UMB BANK, N.A. - VAUGHN DEVELOPMENT (includes investments)	\$786,468.11
UMB BANK, N.A. - CAMBRIDGE HTS I (includes investments)	\$277,794.12
UMB BANK, N.A. - CAMBRIDGE HTS II (includes investments)	\$169,447.97
UMB BANK, N.A. - CAMBRIDGE SENIOR LIVING (includes investments)	\$148,283.15
UMB BANK, N.A. - ARLINGTON GROVE (includes investments)	\$6,005.45
UMB BANK, N.A. - RENAISSANCE DEVELOPMENT (includes investments)	\$426,254.24
UMB BANK, N.A. - NORTH SARAH (includes investments)	\$113,021.46
UMB BANK, N.A. - NORTH SARAH II (includes investments)	\$375,032.82
UMB BANK, N.A. - NORTH SARAH III (includes investments)	\$414,126.51
UMB BANK, N.A. - KINGSBURY ASSOC. (includes investments)	\$633,587.49
UMB BANK, N.A. - HOMEOWNERSHIP/ENDOWMENTS	\$1,413,625.21
TOTAL CASH & MIXED FINANCE (CASH & INVESTMENTS)	\$22,030,426.09

PUBLIC HOUSING, PROGRAM INCOME & NON-FEDERAL INVESTMENTS

BANK AND TYPE OF INVESTMENT	MATURITY DATE	RATE	11/30/22 VALUE
WASATCH PEAKS FCU CD	8/17/2023	3.00%	\$245,000.00
HINGHAM INSTITUTION	3/29/2023	0.30%	\$245,000.00
FEDERAL HOME LOAN BANK	7/5/2023	2.37%	\$247,016.46
CONSUMER CREDIT UNION CD	8/4/2023	3.05%	\$245,000.00
FEDERAL HOME LOAN BANK	9/29/2023	4.13%	\$500,000.00
JEFFERSON FIN CREDIT UNION CD	3/20/2023	3.05%	\$135,000.00
US TREASURY BILL	3/30/2023	0.00%	\$245,495.11
CUSTOMERS BANK CD	6/29/2023	4.05%	\$245,000.00
US TREASURY NOTES	9/30/2023	1.38%	\$243,457.03
VALLEY NATIONAL BANK WAYNE CD	10/3/2023	3.90%	\$245,000.00
CITIBANK NA CD	4/24/2023	3.00%	\$248,839.91
WELLS FARGO BANK NA CD	1/19/2023	2.65%	\$249,501.11
FNB OF MCGREGOR TX CE	5/26/2023	0.55%	\$98,172.61
MORGAN STANLEY BANK NA CD	4/26/2023	3.00%	\$248,711.02
OPEN BANK CD	2/28/2023	2.60%	\$243,880.42
RCB BANK CD	6/20/2023	3.15%	\$99,404.09
TOTAL INVESTMENTS			\$3,784,477.76

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2022 - September 30, 2023
AS OF NOVEMBER 30, 2022

	TOTALS						CLINTON PEABODY - AMP 000002					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ 3,074,850.00	\$ 512,475.00	\$ 91.22	\$ 488,908.00	\$ 87.03	\$ (23,567.00)	\$ 265,000.00	\$ 44,166.67	\$ 61.69	\$ 33,097.00	\$ 46.22	\$ (11,069.67)
Negative Rents - Utility Allowances (SLHA)	\$ (318,080.00)	\$ (53,013.33)	\$ (9.44)	\$ (46,481.00)	\$ (8.27)	\$ 6,532.33	\$ (114,000.00)	\$ (19,000.00)	\$ (26.54)	\$ (11,807.00)	\$ (16.49)	\$ 7,193.00
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 7,810.00	\$ 1,301.67	\$ 0.23	\$ (5,452.28)	\$ (0.97)	\$ (6,753.95)	\$ 100.00	\$ 16.67	\$ 0.02	\$ (46.00)	\$ (0.06)	\$ (62.67)
Other Charges/ Late Fees	\$ 141,930.00	\$ 23,655.00	\$ 4.21	\$ 34,412.50	\$ 6.13	\$ 10,757.50	\$ 21,310.00	\$ 3,551.67	\$ 4.96	\$ 5,370.00	\$ 7.50	\$ 1,818.33
Legal Charges	\$ 8,200.00	\$ 1,366.67	\$ 0.24	\$ -	\$ -	\$ (1,366.67)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ 26,800.00	\$ 4,466.67	\$ 0.80	\$ 9,915.00	\$ 1.76	\$ 5,448.33	\$ 3,100.00	\$ 516.67	\$ 0.72	\$ -	\$ -	\$ (516.67)
Non-Dwelling Rents	\$ 14,400.00	\$ 2,400.00	\$ 0.43	\$ 2,400.00	\$ 0.43	\$ -	\$ 1,200.00	\$ 200.00	\$ 0.28	\$ 200.00	\$ 0.28	\$ -
*Operating/Utility Subsidy	\$ 12,782,095.00	\$ 2,130,349.17	\$ 379.20	\$ 2,209,709.00	\$ 393.33	\$ 79,359.83	\$ 1,919,389.00	\$ 319,898.17	\$ 446.79	\$ 380,101.00	\$ 530.87	\$ 60,202.83
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 4,873,216.00	\$ 812,202.67	\$ 144.57	\$ 628,036.00	\$ 111.79	\$ (184,166.67)	\$ 1,603,633.00	\$ 267,272.17	\$ 373.29	\$ 209,336.00	\$ 292.37	\$ (57,936.17)
Investment Income	\$ 2,484.00	\$ 414.00	\$ 0.07	\$ 283.13	\$ 0.05	\$ (130.87)	\$ 840.00	\$ 140.00	\$ 0.20	\$ -	\$ -	\$ (140.00)
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ 110,104.01	\$ 19.60	\$ 110,104.01	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 126,800.00	\$ 21,133.33	\$ 3.76	\$ 132,097.57	\$ 23.50	\$ 110,964.24	\$ 34,524.00	\$ 5,754.00	\$ 8.04	\$ 36,465.22	\$ 50.93	\$ 30,711.22
Total Receipts	\$ 20,740,505.00	\$ 3,456,750.83	\$ 615.30	\$ 3,563,931.93	\$ 634.38	\$ 107,181.10	\$ 3,735,096.00	\$ 622,516.00	\$ 869.44	\$ 652,716.22	\$ 911.61	\$ 30,200.22
EXPENSES												
Total Administration	\$ 4,106,693.00	\$ 684,449.33	\$ 121.83	\$ 403,526.88	\$ 71.83	\$ 280,622.45	\$ 776,735.00	\$ 129,455.83	\$ 180.80	\$ 61,992.58	\$ 86.13	\$ 67,463.25
Total Tenant Services	\$ 141,791.00	\$ 23,631.83	\$ 4.21	\$ 17,244.07	\$ 3.07	\$ 6,387.76	\$ 27,246.00	\$ 4,541.00	\$ 6.34	\$ 3,465.57	\$ 4.84	\$ 1,075.43
Total Utilities	\$ 4,148,273.00	\$ 691,378.83	\$ 123.06	\$ 638,125.54	\$ 113.59	\$ 53,253.29	\$ 410,400.00	\$ 68,400.00	\$ 95.53	\$ 53,940.39	\$ 75.34	\$ 14,459.61
Sub-total Ord Maint Salaries	\$ 2,174,070.00	\$ 362,345.00	\$ 64.50	\$ 368,408.49	\$ 65.58	\$ (6,063.49)	\$ 407,422.00	\$ 67,903.67	\$ 94.84	\$ 60,607.10	\$ 84.65	\$ 7,296.57
Sub-total Ordinary Maint Materials	\$ 626,324.00	\$ 104,387.33	\$ 18.58	\$ 148,817.56	\$ 26.49	\$ (44,430.23)	\$ 118,240.00	\$ 19,706.67	\$ 27.52	\$ 20,974.15	\$ 29.29	\$ (1,267.48)
Sub-total Ord Maint Contracts	\$ 3,754,094.00	\$ 625,682.33	\$ 111.37	\$ 340,526.59	\$ 60.61	\$ 285,155.74	\$ 1,423,605.00	\$ 237,267.50	\$ 331.38	\$ 48,707.00	\$ 68.03	\$ 188,560.50
Total Protective Services	\$ 1,453,516.00	\$ 242,252.67	\$ 43.12	\$ 23,509.07	\$ 4.18	\$ 218,743.60	\$ 347,617.00	\$ 57,936.17	\$ 80.92	\$ -	\$ -	\$ 57,936.17
Total General	\$ 4,315,744.00	\$ 719,290.67	\$ 128.03	\$ 700,850.21	\$ 124.75	\$ 18,440.46	\$ 192,885.00	\$ 32,147.50	\$ 44.90	\$ 26,940.87	\$ 37.63	\$ 5,206.63
Total Non-Routine Maint.	\$ 20,000.00	\$ 3,333.33	\$ 0.59	\$ 70,054.35	\$ 12.47	\$ (66,721.02)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 20,740,505.00	\$ 3,456,750.83	\$ 615.30	\$ 3,563,931.93	\$ 634.38	\$ 107,181.10	\$ 3,735,096.00	\$ 622,516.00	\$ 869.44	\$ 652,716.22	\$ 911.61	\$ 30,200.22
Total Operating Expenses	\$ 20,740,505.00	\$ 3,456,751.33	\$ 615.30	\$ 2,711,062.76	\$ 482.57	\$ 745,388.57	\$ 3,704,150.00	\$ 617,358.33	\$ 862.23	\$ 276,627.66	\$ 385.90	\$ 340,730.67
Net Cash Flow from Operations	\$ -	\$ (0.50)	\$ (0.00)	\$ 852,869.17	\$ 151.81	\$ (852,869.67)	\$ 30,946.00	\$ 5,157.67	\$ 7.20	\$ 376,088.56	\$ 525.72	\$ 370,930.89
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ -	\$ (0.50)	\$ (0.00)	\$ 852,869.17	\$ 151.81	\$ (852,869.67)	\$ 30,946.00	\$ 5,157.67	\$ 7.20	\$ 376,088.56	\$ 525.72	\$ 370,930.89

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2022 - September 30, 2023
AS OF NOVEMBER 30, 2022

	JAMES HOUSE - AMP 000010						EUCLID PLAZA ELDERLY - AMP 000013					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ 270,000.00	\$ 45,000.00	\$ 178.57	\$ 50,097.00	\$ 198.80	\$ 5,097.00	\$ 265,000.00	\$ 44,166.67	\$ 204.48	\$ 42,043.00	\$ 194.64	\$ (2,123.67)
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 1,200.00	\$ 200.00	\$ 0.79	\$ 95.00	\$ 0.38	\$ (105.00)	\$ 100.00	\$ 16.67	\$ 0.08	\$ 153.42	\$ 0.71	\$ 136.75
Other Charges/ Late Fees	\$ 21,000.00	\$ 3,500.00	\$ 13.89	\$ 5,400.00	\$ 21.43	\$ 1,900.00	\$ 8,500.00	\$ 1,416.67	\$ 6.56	\$ 1,675.00	\$ 7.75	\$ 258.33
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ 2,300.00	\$ 383.33	\$ 1.52	\$ 150.00	\$ 0.60	\$ (233.33)	\$ 1,950.00	\$ 325.00	\$ 1.50	\$ 3,315.00	\$ 15.35	\$ 2,990.00
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 443,466.00	\$ 73,911.00	\$ 293.30	\$ 68,820.00	\$ 273.10	\$ (5,091.00)	\$ 428,793.00	\$ 71,465.50	\$ 330.86	\$ 69,812.00	\$ 323.20	\$ (1,653.50)
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 160,788.00	\$ 26,798.00	\$ 106.34	\$ 26,798.00	\$ 106.34	\$ -	\$ 183,360.00	\$ 30,560.00	\$ 141.48	\$ 30,560.00	\$ 141.48	\$ -
Investment Income	\$ 131.00	\$ 21.83	\$ 0.09	\$ 24.81	\$ 0.10	\$ 2.98	\$ 468.00	\$ 78.00	\$ 0.36	\$ 109.72	\$ 0.51	\$ 31.72
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ 40,349.13	\$ 160.12	\$ 40,349.13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 5,672.00	\$ 945.33	\$ 3.75	\$ 5,463.14	\$ 21.68	\$ 4,517.81	\$ 4,598.00	\$ 766.33	\$ 3.55	\$ 4,856.11	\$ 22.48	\$ 4,089.78
Total Receipts	\$ 904,557.00	\$ 150,759.50	\$ 598.25	\$ 197,197.08	\$ 782.53	\$ 46,437.58	\$ 892,769.00	\$ 148,794.83	\$ 688.86	\$ 152,524.25	\$ 706.13	\$ 3,729.42
EXPENSES												
Total Administration	\$ 267,839.00	\$ 44,639.83	\$ 177.14	\$ 29,455.23	\$ 116.89	\$ 15,184.60	\$ 237,091.00	\$ 39,515.17	\$ 182.94	\$ 30,437.48	\$ 140.91	\$ 9,077.69
Total Tenant Services	\$ 10,573.00	\$ 1,762.17	\$ 6.99	\$ 1,809.23	\$ 7.18	\$ (47.06)	\$ 11,696.00	\$ 1,949.33	\$ 9.02	\$ 1,901.53	\$ 8.80	\$ 47.80
Total Utilities	\$ 170,000.00	\$ 28,333.33	\$ 112.43	\$ 31,590.21	\$ 125.36	\$ (3,256.88)	\$ 202,000.00	\$ 33,666.67	\$ 155.86	\$ 38,064.44	\$ 176.22	\$ (4,397.77)
Sub-total Ord Maint Salaries	\$ 179,346.00	\$ 29,891.00	\$ 118.62	\$ 27,320.28	\$ 108.41	\$ 2,570.72	\$ 190,553.00	\$ 31,758.83	\$ 147.03	\$ 38,348.05	\$ 177.54	\$ (6,589.22)
Sub-total Ordinary Maint Materials	\$ 27,900.00	\$ 4,650.00	\$ 18.45	\$ 33,029.28	\$ 131.07	\$ (28,379.28)	\$ 54,050.00	\$ 9,008.33	\$ 41.71	\$ 24,371.73	\$ 112.83	\$ (15,363.40)
Sub-total Ord Maint Contracts	\$ 106,565.00	\$ 17,760.83	\$ 70.48	\$ 16,660.36	\$ 66.11	\$ 1,100.47	\$ 93,435.00	\$ 15,572.50	\$ 72.09	\$ 24,883.22	\$ 115.20	\$ (9,310.72)
Total Protective Services	\$ 54,382.00	\$ 9,063.67	\$ 35.97	\$ 5,086.46	\$ 20.18	\$ 3,977.21	\$ 56,442.00	\$ 9,407.00	\$ 43.55	\$ 3,737.51	\$ 17.30	\$ 5,669.49
Total General	\$ 87,676.00	\$ 14,612.67	\$ 57.99	\$ 13,623.13	\$ 54.06	\$ 989.54	\$ 47,253.00	\$ 7,875.50	\$ 36.46	\$ 11,746.30	\$ 54.38	\$ (3,870.80)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 904,557.00	\$ 150,759.50	\$ 598.25	\$ 197,197.08	\$ 782.53	\$ 46,437.58	\$ 892,769.00	\$ 148,794.83	\$ 688.86	\$ 152,524.25	\$ 706.13	\$ 3,729.42
Total Operating Expenses	\$ 904,281.00	\$ 150,713.50	\$ 598.07	\$ 158,574.18	\$ 629.26	\$ (7,860.68)	\$ 892,520.00	\$ 148,753.33	\$ 688.67	\$ 173,490.26	\$ 803.20	\$ (24,736.93)
Net Cash Flow from Operations	\$ 276.00	\$ 46.00	\$ 0.18	\$ 38,622.90	\$ 153.27	\$ 38,576.90	\$ 249.00	\$ 41.50	\$ 0.19	\$ (20,966.01)	\$ (97.06)	\$ (21,007.51)
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 276.00	\$ 46.00	\$ 0.18	\$ 38,622.90	\$ 153.27	\$ 38,576.90	\$ 249.00	\$ 41.50	\$ 0.19	\$ (20,966.01)	\$ (97.06)	\$ (21,007.51)

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2022 - September 30, 2023
AS OF NOVEMBER 30, 2022

	WEST PINE - AMP 000017						PARKVIEW ELDERLY - AMP 000019					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ 278,750.00	\$ 46,458.33	\$ 234.64	\$ 45,955.00	\$ 232.10	\$ (503.33)	\$ 735,000.00	\$ 122,500.00	\$ 207.63	\$ 114,942.00	\$ 194.82	\$ (7,558.00)
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 50.00	\$ 8.33	\$ 0.04	\$ 153.12	\$ 0.77	\$ 144.79	\$ 4,150.00	\$ 691.67	\$ 1.17	\$ 45.00	\$ 0.08	\$ (646.67)
Other Charges/ Late Fees	\$ 7,500.00	\$ 1,250.00	\$ 6.31	\$ 3,540.00	\$ 17.88	\$ 2,290.00	\$ 26,700.00	\$ 4,450.00	\$ 7.54	\$ 5,640.00	\$ 9.56	\$ 1,190.00
Legal Charges	\$ 3,000.00	\$ 500.00	\$ 2.53	\$ -	\$ -	\$ (500.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ 250.00	\$ 41.67	\$ 0.21	\$ -	\$ -	\$ (41.67)	\$ 11,500.00	\$ 1,916.67	\$ 3.25	\$ 2,721.00	\$ 4.61	\$ 804.33
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,200.00	\$ 2,200.00	\$ 3.73	\$ 2,200.00	\$ 3.73	\$ -
*Operating/Utility Subsidy	\$ 335,913.00	\$ 55,985.50	\$ 282.76	\$ 49,491.00	\$ 249.95	\$ (6,494.50)	\$ 922,014.00	\$ 153,669.00	\$ 260.46	\$ 163,286.00	\$ 276.76	\$ 9,617.00
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 258,168.00	\$ 43,028.00	\$ 217.31	\$ 43,028.00	\$ 217.31	\$ -	\$ 356,136.00	\$ 59,356.00	\$ 100.60	\$ 59,356.00	\$ 100.60	\$ -
Investment Income	\$ 117.00	\$ 19.50	\$ 0.10	\$ 41.62	\$ 0.21	\$ 22.12	\$ 448.00	\$ 74.67	\$ 0.13	\$ 71.69	\$ 0.12	\$ (2.98)
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 4,469.00	\$ 744.83	\$ 3.76	\$ 4,509.25	\$ 22.77	\$ 3,764.42	\$ 12,560.00	\$ 2,093.33	\$ 3.55	\$ 12,790.67	\$ 21.68	\$ 10,697.34
Total Receipts	\$ 888,217.00	\$ 148,036.17	\$ 747.66	\$ 146,717.99	\$ 741.00	\$ (1,318.18)	\$ 2,081,708.00	\$ 346,951.33	\$ 588.05	\$ 361,052.36	\$ 611.95	\$ 14,101.03
EXPENSES												
Total Administration	\$ 231,755.00	\$ 38,625.83	\$ 195.08	\$ 9,401.30	\$ 47.48	\$ 29,224.53	\$ 524,812.00	\$ 87,468.67	\$ 148.25	\$ 51,134.91	\$ 86.67	\$ 36,333.76
Total Tenant Services	\$ 7,911.00	\$ 1,318.50	\$ 6.66	\$ 1,120.70	\$ 5.66	\$ 197.80	\$ 22,082.00	\$ 3,680.33	\$ 6.24	\$ 2,485.65	\$ 4.21	\$ 1,194.68
Total Utilities	\$ 183,500.00	\$ 30,583.33	\$ 154.46	\$ 30,791.55	\$ 155.51	\$ (208.22)	\$ 541,000.00	\$ 90,166.67	\$ 152.82	\$ 66,871.41	\$ 113.34	\$ 23,295.26
Sub-total Ord Maint Salaries	\$ 185,741.00	\$ 30,956.83	\$ 156.35	\$ 27,059.81	\$ 136.67	\$ 3,897.02	\$ 362,339.00	\$ 60,389.83	\$ 102.36	\$ 60,151.61	\$ 101.95	\$ 238.22
Sub-total Ordinary Maint Materials	\$ 30,834.00	\$ 5,139.00	\$ 25.95	\$ 13,925.47	\$ 70.33	\$ (8,786.47)	\$ 94,750.00	\$ 15,791.67	\$ 26.77	\$ 12,964.32	\$ 21.97	\$ 2,827.35
Sub-total Ord Maint Contracts	\$ 124,470.00	\$ 20,745.00	\$ 104.77	\$ 12,016.90	\$ 60.69	\$ 8,728.10	\$ 233,083.00	\$ 38,847.17	\$ 65.84	\$ 41,984.80	\$ 71.16	\$ (3,137.63)
Total Protective Services	\$ 52,632.00	\$ 8,772.00	\$ 44.30	\$ 9,473.66	\$ 47.85	\$ (701.66)	\$ 108,500.00	\$ 18,083.33	\$ 30.65	\$ -	\$ -	\$ 18,083.33
Total General	\$ 71,147.00	\$ 11,857.83	\$ 59.89	\$ 10,818.05	\$ 54.64	\$ 1,039.78	\$ 194,501.00	\$ 32,416.83	\$ 54.94	\$ 27,175.53	\$ 46.06	\$ 5,241.30
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 888,217.00	\$ 148,036.17	\$ 747.66	\$ 146,717.99	\$ 741.00	\$ (1,318.18)	\$ 2,081,708.00	\$ 346,951.33	\$ 588.05	\$ 361,052.36	\$ 611.95	\$ 14,101.03
Total Operating Expenses	\$ 887,990.00	\$ 147,998.33	\$ 747.47	\$ 114,607.44	\$ 578.83	\$ 33,390.89	\$ 2,081,067.00	\$ 346,844.50	\$ 587.87	\$ 262,768.23	\$ 445.37	\$ 84,076.27
Net Cash Flow from Operations	\$ 227.00	\$ 37.83	\$ 0.19	\$ 32,110.55	\$ 162.17	\$ 32,072.72	\$ 641.00	\$ 106.83	\$ 0.18	\$ 98,284.13	\$ 166.58	\$ 98,177.30
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 227.00	\$ 37.83	\$ 0.19	\$ 32,110.55	\$ 162.17	\$ 32,072.72	\$ 641.00	\$ 106.83	\$ 0.18	\$ 98,284.13	\$ 166.58	\$ 98,177.30

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2022 - September 30, 2023
AS OF NOVEMBER 30, 2022

	BADENHAUS/BADENFEST - AMP 000028						LASALLE PARK - AMP 000034					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ 280,000.00	\$ 46,666.67	\$ 192.84	\$ 43,738.00	\$ 180.74	\$ (2,928.67)	\$ 345,000.00	\$ 57,500.00	\$ 194.26	\$ 59,558.00	\$ 201.21	\$ 2,058.00
Negative Rents - Utility Allowances (SLHA)	\$ (1,800.00)	\$ (300.00)	\$ (1.24)	\$ (822.00)	\$ (3.40)	\$ (522.00)	\$ (55,000.00)	\$ (9,166.67)	\$ (30.97)	\$ (10,228.00)	\$ (34.55)	\$ (1,061.33)
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 1,000.00	\$ 166.67	\$ 0.69	\$ 245.00	\$ 1.01	\$ 78.33	\$ -	\$ -	\$ -	\$ 150.00	\$ 0.51	\$ 150.00
Other Charges/ Late Fees	\$ 10,000.00	\$ 1,666.67	\$ 6.89	\$ 2,340.00	\$ 9.67	\$ 673.33	\$ 15,000.00	\$ 2,500.00	\$ 8.45	\$ 3,633.00	\$ 12.27	\$ 1,133.00
Legal Charges	\$ 5,000.00	\$ 833.33	\$ 3.44	\$ -	\$ -	\$ (833.33)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ 3,500.00	\$ 583.33	\$ 2.41	\$ 227.00	\$ 0.94	\$ (356.33)	\$ 1,300.00	\$ 216.67	\$ 0.73	\$ 857.00	\$ 2.90	\$ 640.33
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 432,060.00	\$ 72,010.00	\$ 297.56	\$ 68,575.00	\$ 283.37	\$ (3,435.00)	\$ 682,076.00	\$ 113,679.33	\$ 384.05	\$ 120,023.00	\$ 405.48	\$ 6,343.67
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 188,136.00	\$ 31,356.00	\$ 129.57	\$ 31,356.00	\$ 129.57	\$ -	\$ 368,814.00	\$ 61,469.00	\$ 207.67	\$ 37,518.00	\$ 126.75	\$ (23,951.00)
Investment Income	\$ 170.00	\$ 28.33	\$ 0.12	\$ 15.29	\$ 0.06	\$ (13.04)	\$ 124.00	\$ 20.67	\$ 0.07	\$ -	\$ -	\$ (20.67)
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46,017.38	\$ 155.46	\$ 46,017.38
Other Income	\$ 5,490.00	\$ 915.00	\$ 3.78	\$ 5,376.42	\$ 22.22	\$ 4,461.42	\$ 18,596.00	\$ 3,099.33	\$ 10.47	\$ 19,641.27	\$ 66.36	\$ 16,541.94
Total Receipts	\$ 923,556.00	\$ 153,926.00	\$ 636.06	\$ 151,050.71	\$ 624.18	\$ (2,875.29)	\$ 1,375,910.00	\$ 229,318.33	\$ 774.72	\$ 277,169.65	\$ 936.38	\$ 47,851.32
EXPENSES												
Total Administration	\$ 251,252.00	\$ 41,875.33	\$ 173.04	\$ 19,197.44	\$ 79.33	\$ 22,677.89	\$ 329,000.00	\$ 54,833.33	\$ 185.25	\$ 36,917.59	\$ 124.32	\$ 17,915.74
Total Tenant Services	\$ 4,870.00	\$ 811.67	\$ 3.35	\$ 510.98	\$ 2.11	\$ 300.69	\$ 14,888.00	\$ 2,481.33	\$ 8.38	\$ 1,866.73	\$ 6.31	\$ 614.60
Total Utilities	\$ 202,000.00	\$ 33,666.67	\$ 139.12	\$ 29,521.59	\$ 121.99	\$ 4,145.08	\$ 121,800.00	\$ 20,300.00	\$ 68.58	\$ 24,376.73	\$ 82.35	\$ (4,076.73)
Sub-total Ord Maint Salaries	\$ 187,651.00	\$ 31,275.17	\$ 129.24	\$ 34,396.49	\$ 142.13	\$ (3,121.32)	\$ 158,608.00	\$ 26,434.67	\$ 89.31	\$ 35,049.85	\$ 118.41	\$ (8,615.18)
Sub-total Ordinary Maint Materials	\$ 38,590.00	\$ 6,431.67	\$ 26.58	\$ 4,290.62	\$ 17.73	\$ 2,141.05	\$ 42,540.00	\$ 7,090.00	\$ 23.95	\$ 8,588.80	\$ 29.02	\$ (1,498.80)
Sub-total Ord Maint Contracts	\$ 121,997.00	\$ 20,332.83	\$ 84.02	\$ 24,560.97	\$ 101.49	\$ (4,228.14)	\$ 453,196.00	\$ 75,532.67	\$ 255.18	\$ 40,281.06	\$ 136.08	\$ 35,251.61
Total Protective Services	\$ 61,560.00	\$ 10,260.00	\$ 42.40	\$ 4,013.90	\$ 16.59	\$ 6,246.10	\$ 144,306.00	\$ 24,051.00	\$ 81.25	\$ -	\$ -	\$ 24,051.00
Total General	\$ 55,360.00	\$ 9,226.67	\$ 38.13	\$ 8,884.51	\$ 36.71	\$ 342.16	\$ 110,579.00	\$ 18,429.83	\$ 62.26	\$ 14,564.97	\$ 49.21	\$ 3,864.86
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 923,556.00	\$ 153,926.00	\$ 636.06	\$ 151,050.71	\$ 624.18	\$ (2,875.29)	\$ 1,375,910.00	\$ 229,318.33	\$ 774.72	\$ 277,169.65	\$ 936.38	\$ 47,851.32
Total Operating Expenses	\$ 923,280.00	\$ 153,880.00	\$ 635.87	\$ 125,376.50	\$ 518.08	\$ 28,503.50	\$ 1,374,917.00	\$ 229,152.83	\$ 774.16	\$ 161,645.73	\$ 545.70	\$ 67,507.10
Net Cash Flow from Operations	\$ 276.00	\$ 46.00	\$ 0.19	\$ 25,674.21	\$ 106.09	\$ 25,628.21	\$ 993.00	\$ 165.50	\$ 0.56	\$ 115,523.92	\$ 390.69	\$ 115,358.42
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 276.00	\$ 46.00	\$ 0.19	\$ 25,674.21	\$ 106.09	\$ 25,628.21	\$ 993.00	\$ 165.50	\$ 0.56	\$ 115,523.92	\$ 390.69	\$ 115,358.42

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2022 - September 30, 2023
AS OF NOVEMBER 30, 2022

	COCHRAN PLAZA - AMP 000037						SOUTHSIDE SCATTERED SITES - AMP 000038					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ 122,100.00	\$ 20,350.00	\$ 130.45	\$ 16,953.00	\$ 108.67	\$ (3,397.00)	\$ 278,000.00	\$ 46,333.33	\$ 162.00	\$ 41,526.00	\$ 145.20	\$ (4,807.33)
Negative Rents - Utility Allowances (SLHA)	\$ (42,000.00)	\$ (7,000.00)	\$ (44.87)	\$ (7,853.00)	\$ (50.34)	\$ (853.00)	\$ (31,325.00)	\$ (5,220.83)	\$ (18.25)	\$ (3,701.00)	\$ (12.94)	\$ 1,519.83
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 250.00	\$ 41.67	\$ 0.27	\$ 122.50	\$ 0.79	\$ 80.83	\$ -	\$ -	\$ -	\$ (6,470.32)	\$ (22.62)	\$ (6,470.32)
Other Charges/ Late Fees	\$ 6,000.00	\$ 1,000.00	\$ 6.41	\$ 1,235.00	\$ 7.92	\$ 235.00	\$ 18,000.00	\$ 3,000.00	\$ 10.49	\$ 3,150.00	\$ 11.01	\$ 150.00
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ 1,300.00	\$ 216.67	\$ 1.39	\$ 280.00	\$ 1.79	\$ 63.33	\$ 1,600.00	\$ 266.67	\$ 0.93	\$ 2,365.00	\$ 8.27	\$ 2,098.33
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 589,126.00	\$ 98,187.67	\$ 629.41	\$ 93,827.00	\$ 601.46	\$ (4,360.67)	\$ 638,664.00	\$ 106,444.00	\$ 372.18	\$ 109,263.00	\$ 382.04	\$ 2,819.00
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 340,243.00	\$ 56,707.17	\$ 363.51	\$ 44,084.00	\$ 282.59	\$ (12,623.17)	\$ 179,280.00	\$ 29,880.00	\$ 104.48	\$ 29,880.00	\$ 104.48	\$ -
Investment Income	\$ 43.00	\$ 7.17	\$ 0.05	\$ 19.00	\$ 0.12	\$ 11.83	\$ 37.00	\$ 6.17	\$ 0.02	\$ -	\$ -	\$ (5.17)
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 10,796.00	\$ 1,799.33	\$ 11.53	\$ 11,474.08	\$ 73.55	\$ 9,674.75	\$ 9,329.00	\$ 1,554.83	\$ 5.44	\$ 9,842.31	\$ 34.41	\$ 8,287.48
Total Receipts	\$ 1,027,858.00	\$ 171,309.67	\$ 1,098.14	\$ 160,141.58	\$ 1,026.55	\$ (11,168.09)	\$ 1,093,585.00	\$ 182,264.17	\$ 637.29	\$ 185,855.99	\$ 649.85	\$ 3,591.82
EXPENSES												
Total Administration	\$ 187,635.00	\$ 31,272.50	\$ 200.46	\$ 20,090.07	\$ 128.78	\$ 11,182.43	\$ 273,940.00	\$ 45,656.67	\$ 159.64	\$ 30,800.61	\$ 107.69	\$ 14,856.06
Total Tenant Services	\$ 8,689.00	\$ 1,448.17	\$ 9.28	\$ 1,083.77	\$ 6.95	\$ 364.40	\$ 7,835.00	\$ 1,305.83	\$ 4.57	\$ 935.43	\$ 3.27	\$ 370.40
Total Utilities	\$ 188,400.00	\$ 31,400.00	\$ 201.28	\$ 20,680.29	\$ 132.57	\$ 10,719.71	\$ 197,500.00	\$ 32,916.67	\$ 115.09	\$ 39,979.87	\$ 139.79	\$ (7,063.20)
Sub-total Ord Maint Salaries	\$ 62,999.00	\$ 10,499.83	\$ 67.31	\$ 14,826.68	\$ 95.04	\$ (4,326.85)	\$ 167,179.00	\$ 27,863.17	\$ 97.42	\$ 52,825.09	\$ 184.70	\$ (24,961.92)
Sub-total Ordinary Maint Materials	\$ 50,340.00	\$ 8,390.00	\$ 53.78	\$ 17,111.07	\$ 109.69	\$ (8,721.07)	\$ 71,090.00	\$ 11,848.33	\$ 41.43	\$ 7,234.77	\$ 25.30	\$ 4,613.56
Sub-total Ord Maint Contracts	\$ 402,427.00	\$ 67,071.17	\$ 429.94	\$ 54,186.42	\$ 347.35	\$ 12,884.75	\$ 280,578.00	\$ 46,763.00	\$ 163.51	\$ 35,779.64	\$ 125.10	\$ 10,983.36
Total Protective Services	\$ 75,739.00	\$ 12,623.17	\$ 80.92	\$ -	\$ -	\$ 12,623.17	\$ 14,400.00	\$ 2,400.00	\$ 8.39	\$ 702.54	\$ 2.46	\$ 1,697.46
Total General	\$ 51,052.00	\$ 8,508.67	\$ 54.54	\$ 8,540.94	\$ 54.75	\$ (32.27)	\$ 80,566.00	\$ 13,427.67	\$ 46.95	\$ 12,570.76	\$ 43.95	\$ 856.91
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 1,027,858.00	\$ 171,309.67	\$ 1,098.14	\$ 160,141.58	\$ 1,026.55	\$ (11,168.09)	\$ 1,093,585.00	\$ 182,264.17	\$ 637.29	\$ 185,855.99	\$ 649.85	\$ 3,591.82
Total Operating Expenses	\$ 1,027,281.00	\$ 171,213.50	\$ 1,097.52	\$ 136,519.24	\$ 875.12	\$ 34,694.26	\$ 1,093,088.00	\$ 182,181.33	\$ 637.00	\$ 180,828.71	\$ 632.27	\$ 1,352.62
Net Cash Flow from Operations	\$ 577.00	\$ 96.17	\$ 0.62	\$ 23,622.34	\$ 151.43	\$ 23,526.17	\$ 497.00	\$ 82.83	\$ 0.29	\$ 5,027.28	\$ 17.58	\$ 4,944.45
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 577.00	\$ 96.17	\$ 0.62	\$ 23,622.34	\$ 151.43	\$ 23,526.17	\$ 497.00	\$ 82.83	\$ 0.29	\$ 5,027.28	\$ 17.58	\$ 4,944.45

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2022 - September 30, 2023
AS OF NOVEMBER 30, 2022

	NORTHSIDE SCATTERED SITES - AMP 000041						MURPHY PARK I - AMP 000044					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ 180,000.00	\$ 30,000.00	\$ 117.19	\$ 30,487.00	\$ 119.09	\$ 487.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ (64,955.00)	\$ (10,825.83)	\$ (42.29)	\$ (10,496.00)	\$ (41.00)	\$ 329.83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ 100.00	\$ 0.39	\$ 100.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ 7,500.00	\$ 1,250.00	\$ 4.88	\$ 2,010.00	\$ 7.85	\$ 760.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 985,996.00	\$ 164,332.67	\$ 641.92	\$ 175,357.00	\$ 684.99	\$ 11,024.33	\$ 490,828.00	\$ 81,804.67	\$ 439.81	\$ 84,769.00	\$ 455.75	\$ 2,964.33
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 395,688.00	\$ 65,948.00	\$ 257.61	\$ 65,948.00	\$ 257.61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ 73.00	\$ 12.17	\$ 0.05	\$ -	\$ -	\$ (12.17)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ 23,737.50	\$ 92.72	\$ 23,737.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 18,227.00	\$ 3,037.83	\$ 11.87	\$ 19,251.04	\$ 75.20	\$ 16,213.21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 1,522,529.00	\$ 253,754.83	\$ 991.23	\$ 306,394.54	\$ 1,196.85	\$ 52,639.71	\$ 490,828.00	\$ 81,804.67	\$ 439.81	\$ 84,769.00	\$ 455.75	\$ 2,964.33
EXPENSES												
Total Administration	\$ 315,700.00	\$ 52,616.67	\$ 205.53	\$ 40,793.17	\$ 159.35	\$ 11,823.50	\$ 68,694.00	\$ 11,449.00	\$ 61.55	\$ 7,434.43	\$ 39.97	\$ 4,014.57
Total Tenant Services	\$ 15,858.00	\$ 2,643.00	\$ 10.32	\$ 1,833.71	\$ 7.16	\$ 809.29	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 299,600.00	\$ 49,933.33	\$ 195.05	\$ 37,318.43	\$ 145.78	\$ 12,614.90	\$ 132,904.00	\$ 22,150.67	\$ 119.09	\$ 22,150.65	\$ 119.09	\$ 0.02
Sub-total Ord Maint Salaries	\$ 247,810.00	\$ 41,301.67	\$ 161.33	\$ 15,960.66	\$ 62.35	\$ 25,341.01	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ 85,850.00	\$ 14,308.33	\$ 55.89	\$ 6,327.35	\$ 24.72	\$ 7,980.98	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ 443,258.00	\$ 73,876.33	\$ 288.58	\$ 21,664.35	\$ 84.63	\$ 52,211.98	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ 495.00	\$ 1.93	\$ (495.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 93,473.00	\$ 15,578.83	\$ 60.85	\$ 14,090.11	\$ 55.04	\$ 1,488.72	\$ 371,916.00	\$ 61,986.00	\$ 333.26	\$ 61,901.33	\$ 332.80	\$ 84.67
Total Non-Routine Maint.	\$ 20,000.00	\$ 3,333.33	\$ 13.02	\$ 70,054.35	\$ 273.65	\$ (66,721.02)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 1,522,529.00	\$ 253,754.83	\$ 991.23	\$ 306,394.54	\$ 1,196.85	\$ 52,639.71	\$ 490,828.00	\$ 81,804.67	\$ 439.81	\$ 84,769.00	\$ 455.75	\$ 2,964.33
Total Operating Expenses	\$ 1,521,549.00	\$ 253,591.50	\$ 990.59	\$ 208,537.13	\$ 814.60	\$ 45,054.37	\$ 573,514.00	\$ 95,585.67	\$ 513.90	\$ 91,486.41	\$ 491.86	\$ 4,099.26
Net Cash Flow from Operations	\$ 980.00	\$ 163.33	\$ 0.64	\$ 97,857.41	\$ 382.26	\$ 97,694.08	\$ (82,686.00)	\$ (13,781.00)	\$ (74.09)	\$ (6,717.41)	\$ (36.12)	\$ 7,063.59
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 980.00	\$ 163.33	\$ 0.64	\$ 97,857.41	\$ 382.26	\$ 97,694.08	\$ (82,686.00)	\$ (13,781.00)	\$ (74.09)	\$ (6,717.41)	\$ (36.12)	\$ 7,063.59

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2022 - September 30, 2023
AS OF NOVEMBER 30, 2022

	MURPHY PARK II - AMP 000045						MURPHY PARK III - AMP 000046					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 282,950.00	\$ 47,158.33	\$ 368.42	\$ 51,304.00	\$ 400.81	\$ 4,145.67	\$ 325,246.00	\$ 54,207.67	\$ 416.98	\$ 56,829.00	\$ 437.15	\$ 2,621.33
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 282,950.00	\$ 47,158.33	\$ 368.42	\$ 51,304.00	\$ 400.81	\$ 4,145.67	\$ 325,246.00	\$ 54,207.67	\$ 416.98	\$ 56,829.00	\$ 437.15	\$ 2,621.33
EXPENSES												
Total Administration	\$ 46,147.00	\$ 7,691.17	\$ 60.09	\$ 4,975.58	\$ 38.87	\$ 2,715.59	\$ 49,861.00	\$ 8,310.17	\$ 63.92	\$ 5,380.54	\$ 41.39	\$ 2,929.63
Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 69,175.00	\$ 11,529.17	\$ 90.07	\$ 11,529.16	\$ 90.07	\$ 0.01	\$ 79,027.00	\$ 13,171.17	\$ 101.32	\$ 13,171.16	\$ 101.32	\$ 0.01
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 276,485.00	\$ 46,080.83	\$ 360.01	\$ 46,052.16	\$ 359.78	\$ 28.67	\$ 214,068.00	\$ 35,678.00	\$ 274.45	\$ 35,619.68	\$ 274.00	\$ 58.32
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 282,950.00	\$ 47,158.33	\$ 368.42	\$ 51,304.00	\$ 400.81	\$ 4,145.67	\$ 325,246.00	\$ 54,207.67	\$ 416.98	\$ 56,829.00	\$ 437.15	\$ 2,621.33
Total Operating Expenses	\$ 391,807.00	\$ 65,301.17	\$ 510.17	\$ 62,556.90	\$ 488.73	\$ 2,744.27	\$ 342,956.00	\$ 57,159.33	\$ 439.69	\$ 54,171.38	\$ 416.70	\$ 2,987.95
Net Cash Flow from Operations	\$ (108,857.00)	\$ (18,142.83)	\$ (141.74)	\$ (11,252.90)	\$ (87.91)	\$ 6,889.93	\$ (17,710.00)	\$ (2,951.67)	\$ (22.71)	\$ 2,657.62	\$ 20.44	\$ 5,609.29
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ (108,857.00)	\$ (18,142.83)	\$ (141.74)	\$ (11,252.90)	\$ (87.91)	\$ 6,889.93	\$ (17,710.00)	\$ (2,951.67)	\$ (22.71)	\$ 2,657.62	\$ 20.44	\$ 5,609.29

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2022 - September 30, 2023
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	KING LOUIS SQUARE - AMP 000047						LES CHATEAUX - AMP 000048					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 152,180.00	\$ 25,363.33	\$ 352.27	\$ 25,063.00	\$ 348.10	\$ (300.33)	\$ 149,541.00	\$ 24,923.50	\$ 311.54	\$ 26,233.00	\$ 327.91	\$ 1,309.50
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 34,956.00	\$ 5,826.00	\$ 80.92	\$ -	\$ -	\$ (5,826.00)	\$ 38,840.00	\$ 6,473.33	\$ 80.92	\$ -	\$ -	\$ (6,473.33)
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 187,136.00	\$ 31,189.33	\$ 433.19	\$ 25,063.00	\$ 348.10	\$ (6,126.33)	\$ 188,381.00	\$ 31,396.83	\$ 392.46	\$ 26,233.00	\$ 327.91	\$ (5,163.83)
EXPENSES												
Total Administration	\$ 20,723.00	\$ 3,453.83	\$ 47.97	\$ 2,082.80	\$ 28.93	\$ 1,371.03	\$ 14,636.00	\$ 2,439.33	\$ 30.49	\$ 1,446.37	\$ 18.08	\$ 992.96
Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600.00	\$ 100.00	\$ 1.25	\$ -	\$ -	\$ 100.00
Total Utilities	\$ 12,200.00	\$ 2,033.33	\$ 28.24	\$ 233.34	\$ 3.24	\$ 1,799.99	\$ 48,252.00	\$ 8,042.00	\$ 100.53	\$ 8,042.00	\$ 100.53	\$ -
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 34,956.00	\$ 5,826.00	\$ 80.92	\$ -	\$ -	\$ 5,826.00	\$ 38,840.00	\$ 6,473.33	\$ 80.92	\$ -	\$ -	\$ 6,473.33
Total General	\$ 65,867.00	\$ 10,977.83	\$ 152.47	\$ 12,422.58	\$ 172.54	\$ (1,444.75)	\$ 93,212.00	\$ 15,535.33	\$ 194.19	\$ 15,504.26	\$ 193.80	\$ 31.07
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 187,136.00	\$ 31,189.33	\$ 433.19	\$ 25,063.00	\$ 348.10	\$ (6,126.33)	\$ 188,381.00	\$ 31,396.83	\$ 392.46	\$ 26,233.00	\$ 327.91	\$ (5,163.83)
Total Operating Expenses	\$ 133,746.00	\$ 22,291.00	\$ 309.60	\$ 14,738.72	\$ 204.70	\$ 7,552.28	\$ 195,540.00	\$ 32,590.00	\$ 407.38	\$ 24,992.63	\$ 312.41	\$ 7,597.37
Net Cash Flow from Operations	\$ 53,390.00	\$ 8,898.33	\$ 123.59	\$ 10,324.28	\$ 143.39	\$ 1,425.95	\$ (7,159.00)	\$ (1,193.17)	\$ (14.91)	\$ 1,240.37	\$ 15.50	\$ 2,433.54
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 53,390.00	\$ 8,898.33	\$ 123.59	\$ 10,324.28	\$ 143.39	\$ 1,425.95	\$ (7,159.00)	\$ (1,193.17)	\$ (14.91)	\$ 1,240.37	\$ 15.50	\$ 2,433.54

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2022 - September 30, 2023
AS OF NOVEMBER 30, 2022

	KING LOUIS SQUARE II - AMP 000049						RENAISSANCE AT GRAND PHASE I - AMP 000050					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 191,112.00	\$ 31,852.00	\$ 361.95	\$ 35,926.00	\$ 408.25	\$ 4,074.00	\$ 251,295.00	\$ 41,882.50	\$ 337.76	\$ 47,145.00	\$ 380.20	\$ 5,262.50
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 42,724.00	\$ 7,120.67	\$ 80.92	\$ -	\$ -	\$ (7,120.67)	\$ 60,203.00	\$ 10,033.83	\$ 80.92	\$ -	\$ -	\$ (10,033.83)
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 233,836.00	\$ 38,972.67	\$ 442.87	\$ 35,926.00	\$ 408.25	\$ (3,046.67)	\$ 311,498.00	\$ 51,916.33	\$ 418.68	\$ 47,145.00	\$ 380.20	\$ (4,771.33)
EXPENSES												
Total Administration	\$ 25,918.00	\$ 4,319.67	\$ 49.09	\$ 2,632.41	\$ 29.91	\$ 1,687.26	\$ 43,662.00	\$ 7,277.00	\$ 58.69	\$ 4,686.28	\$ 37.79	\$ 2,590.72
Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 930.00	\$ 155.00	\$ 1.25	\$ -	\$ -	\$ 155.00
Total Utilities	\$ 24,250.00	\$ 4,041.67	\$ 45.93	\$ 1,041.66	\$ 11.84	\$ 3,000.01	\$ 72,735.00	\$ 12,122.50	\$ 97.76	\$ 12,122.50	\$ 97.76	\$ -
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 42,724.00	\$ 7,120.67	\$ 80.92	\$ -	\$ -	\$ 7,120.67	\$ 60,203.00	\$ 10,033.83	\$ 80.92	\$ -	\$ -	\$ 10,033.83
Total General	\$ 93,873.00	\$ 15,645.50	\$ 177.79	\$ 22,228.74	\$ 252.60	\$ (6,583.24)	\$ 153,921.00	\$ 25,653.50	\$ 206.88	\$ 26,306.32	\$ 212.15	\$ (652.82)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 233,836.00	\$ 38,972.67	\$ 442.87	\$ 35,926.00	\$ 408.25	\$ (3,046.67)	\$ 311,498.00	\$ 51,916.33	\$ 418.68	\$ 47,145.00	\$ 380.20	\$ (4,771.33)
Total Operating Expenses	\$ 186,765.00	\$ 31,127.50	\$ 353.72	\$ 25,902.81	\$ 294.35	\$ 5,224.69	\$ 331,451.00	\$ 55,241.83	\$ 445.50	\$ 43,115.10	\$ 347.70	\$ 12,126.73
Net Cash Flow from Operations	\$ 47,071.00	\$ 7,845.17	\$ 89.15	\$ 10,023.19	\$ 113.90	\$ 2,178.02	\$ (19,953.00)	\$ (3,325.50)	\$ (26.82)	\$ 4,029.90	\$ 32.50	\$ 7,355.40
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 47,071.00	\$ 7,845.17	\$ 89.15	\$ 10,023.19	\$ 113.90	\$ 2,178.02	\$ (19,953.00)	\$ (3,325.50)	\$ (26.82)	\$ 4,029.90	\$ 32.50	\$ 7,355.40

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2022 - September 30, 2023
AS OF NOVEMBER 30, 2022

	KING LOUIS SQUARE III - AMP 000052						SENIOR LIVING AT RENAISSANCE - AMP 000054					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ 56,000.00	\$ 9,333.33	\$ 194.44	\$ 10,512.00	\$ 219.00	\$ 1,178.67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ (9,000.00)	\$ (1,500.00)	\$ (31.25)	\$ (1,574.00)	\$ (32.79)	\$ (74.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 960.00	\$ 160.00	\$ 3.33	\$ -	\$ -	\$ (160.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ 420.00	\$ 70.00	\$ 1.46	\$ 419.50	\$ 8.74	\$ 349.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ 200.00	\$ 33.33	\$ 0.69	\$ -	\$ -	\$ (33.33)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 133,200.00	\$ 22,200.00	\$ 462.50	\$ 23,982.00	\$ 499.63	\$ 1,782.00	\$ 289,526.00	\$ 48,254.33	\$ 321.70	\$ 47,577.00	\$ 317.18	\$ (677.33)
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 67,536.00	\$ 11,256.00	\$ 234.50	\$ 7,372.00	\$ 153.58	\$ (3,884.00)	\$ 72,825.00	\$ 12,137.50	\$ 80.92	\$ -	\$ -	\$ (12,137.50)
Investment Income	\$ 33.00	\$ 5.50	\$ 0.11	\$ -	\$ -	\$ (5.50)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 2,539.00	\$ 423.17	\$ 8.82	\$ 2,428.06	\$ 50.58	\$ 2,004.89	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 251,888.00	\$ 41,981.33	\$ 874.61	\$ 43,139.56	\$ 898.74	\$ 1,158.23	\$ 362,351.00	\$ 60,391.83	\$ 402.61	\$ 47,577.00	\$ 317.18	\$ (12,814.83)
EXPENSES												
Total Administration	\$ 57,796.00	\$ 9,632.67	\$ 200.68	\$ 5,678.53	\$ 118.30	\$ 3,954.14	\$ 23,161.00	\$ 3,860.17	\$ 25.73	\$ 2,343.13	\$ 15.62	\$ 1,517.04
Total Tenant Services	\$ 1,968.00	\$ 328.00	\$ 6.83	\$ 230.77	\$ 4.81	\$ 97.23	\$ 1,125.00	\$ 187.50	\$ 1.25	\$ -	\$ -	\$ 187.50
Total Utilities	\$ 41,000.00	\$ 6,833.33	\$ 142.36	\$ 6,485.86	\$ 135.12	\$ 347.47	\$ 111,083.00	\$ 18,513.83	\$ 123.43	\$ 18,513.84	\$ 123.43	\$ (0.01)
Sub-total Ord Maint Salaries	\$ 24,422.00	\$ 4,070.33	\$ 84.80	\$ 1,862.87	\$ 38.81	\$ 2,207.46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ 12,140.00	\$ 2,023.33	\$ 42.15	\$ -	\$ -	\$ 2,023.33	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ 71,480.00	\$ 11,913.33	\$ 248.19	\$ 19,801.87	\$ 412.54	\$ (7,888.54)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 23,304.00	\$ 3,884.00	\$ 80.92	\$ -	\$ -	\$ 3,884.00	\$ 72,825.00	\$ 12,137.50	\$ 80.92	\$ -	\$ -	\$ 12,137.50
Total General	\$ 19,655.00	\$ 3,275.83	\$ 68.25	\$ 3,843.14	\$ 80.07	\$ (567.31)	\$ 113,866.00	\$ 18,977.67	\$ 126.52	\$ 18,908.34	\$ 126.06	\$ 69.33
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 251,888.00	\$ 41,981.33	\$ 874.61	\$ 43,139.56	\$ 898.74	\$ 1,158.23	\$ 362,351.00	\$ 60,391.83	\$ 402.61	\$ 47,577.00	\$ 317.18	\$ (12,814.83)
Total Operating Expenses	\$ 251,765.00	\$ 41,960.83	\$ 874.18	\$ 37,903.04	\$ 789.65	\$ 4,057.79	\$ 322,060.00	\$ 53,676.67	\$ 357.84	\$ 39,765.31	\$ 265.10	\$ 13,911.36
Net Cash Flow from Operations	\$ 123.00	\$ 20.50	\$ 0.43	\$ 5,236.52	\$ 109.09	\$ 5,216.02	\$ 40,291.00	\$ 6,715.17	\$ 44.77	\$ 7,811.69	\$ 52.08	\$ 1,096.52
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 123.00	\$ 20.50	\$ 0.43	\$ 5,236.52	\$ 109.09	\$ 5,216.02	\$ 40,291.00	\$ 6,715.17	\$ 44.77	\$ 7,811.69	\$ 52.08	\$ 1,096.52

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2022 - September 30, 2023
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	GARDENS AT RENAISSANCE - AMP 000055						CAHILL HOUSE - AMP 000056					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 117,721.00	\$ 19,620.17	\$ 445.91	\$ 19,359.00	\$ 439.98	\$ (261.17)	\$ 301,119.00	\$ 50,186.50	\$ 313.67	\$ 48,674.00	\$ 304.21	\$ (1,512.50)
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 21,363.00	\$ 3,560.50	\$ 80.92	\$ -	\$ -	\$ (3,560.50)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 139,084.00	\$ 23,180.67	\$ 526.83	\$ 19,359.00	\$ 439.98	\$ (3,821.67)	\$ 301,119.00	\$ 50,186.50	\$ 313.67	\$ 48,674.00	\$ 304.21	\$ (1,512.50)
EXPENSES												
Total Administration	\$ 6,981.00	\$ 1,163.50	\$ 26.44	\$ 694.27	\$ 15.78	\$ 469.23	\$ 23,492.00	\$ 3,915.33	\$ 24.47	\$ 2,400.99	\$ 15.01	\$ 1,514.34
Total Tenant Services	\$ 330.00	\$ 55.00	\$ 1.25	\$ -	\$ -	\$ 55.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 44,935.00	\$ 7,489.17	\$ 170.21	\$ 7,489.16	\$ 170.21	\$ 0.01	\$ 117,321.00	\$ 19,553.50	\$ 122.21	\$ 19,553.66	\$ 122.21	\$ (0.16)
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 21,363.00	\$ 3,560.50	\$ 80.92	\$ -	\$ -	\$ 3,560.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 54,888.00	\$ 9,148.00	\$ 207.91	\$ 9,119.92	\$ 207.27	\$ 28.08	\$ 125,555.00	\$ 20,925.83	\$ 130.79	\$ 20,836.24	\$ 130.23	\$ 89.59
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 139,084.00	\$ 23,180.67	\$ 526.83	\$ 19,359.00	\$ 439.98	\$ (3,821.67)	\$ 301,119.00	\$ 50,186.50	\$ 313.67	\$ 48,674.00	\$ 304.21	\$ (1,512.50)
Total Operating Expenses	\$ 128,497.00	\$ 21,416.17	\$ 486.73	\$ 17,303.35	\$ 393.26	\$ 4,112.82	\$ 266,368.00	\$ 44,394.67	\$ 277.47	\$ 42,790.89	\$ 267.44	\$ 1,603.78
Net Cash Flow from Operations	\$ 10,587.00	\$ 1,764.50	\$ 40.10	\$ 2,055.65	\$ 46.72	\$ 291.15	\$ 34,751.00	\$ 5,791.83	\$ 36.20	\$ 5,883.11	\$ 36.77	\$ 91.28
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 10,587.00	\$ 1,764.50	\$ 40.10	\$ 2,055.65	\$ 46.72	\$ 291.15	\$ 34,751.00	\$ 5,791.83	\$ 36.20	\$ 5,883.11	\$ 36.77	\$ 91.28

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2022 - September 30, 2023
AS OF NOVEMBER 30, 2022

	RENAISSANCE AT GRAND PHASE II - AMP 000057						CAMBRIDGE HEIGHTS - AMP 000058					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 244,680.00	\$ 40,780.00	\$ 566.39	\$ 36,338.00	\$ 504.69	\$ (4,442.00)	\$ 220,567.00	\$ 36,761.17	\$ 399.58	\$ 39,255.00	\$ 426.68	\$ 2,493.83
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 34,956.00	\$ 5,826.00	\$ 80.92	\$ -	\$ -	\$ (5,826.00)	\$ 44,667.00	\$ 7,444.50	\$ 80.92	\$ -	\$ -	\$ (7,444.50)
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 279,636.00	\$ 46,606.00	\$ 647.31	\$ 36,338.00	\$ 504.69	\$ (10,268.00)	\$ 265,234.00	\$ 44,205.67	\$ 480.50	\$ 39,255.00	\$ 426.68	\$ (4,950.67)
EXPENSES												
Total Administration	\$ 22,624.00	\$ 3,770.67	\$ 52.37	\$ 2,400.99	\$ 33.35	\$ 1,369.68	\$ 29,474.00	\$ 4,912.33	\$ 53.39	\$ 3,124.20	\$ 33.96	\$ 1,788.13
Total Tenant Services	\$ 540.00	\$ 90.00	\$ 1.25	\$ -	\$ -	\$ 90.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 49,773.00	\$ 8,295.50	\$ 115.22	\$ 8,295.66	\$ 115.22	\$ (0.16)	\$ 75,359.00	\$ 12,559.83	\$ 136.52	\$ 11,434.66	\$ 124.29	\$ 1,125.17
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 34,956.00	\$ 5,826.00	\$ 80.92	\$ -	\$ -	\$ 5,826.00	\$ 44,667.00	\$ 7,444.50	\$ 80.92	\$ -	\$ -	\$ 7,444.50
Total General	\$ 107,353.00	\$ 17,892.17	\$ 248.50	\$ 16,209.10	\$ 225.13	\$ 1,683.07	\$ 146,157.00	\$ 24,359.50	\$ 264.78	\$ 29,706.22	\$ 322.89	\$ (5,346.72)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 279,636.00	\$ 46,606.00	\$ 647.31	\$ 36,338.00	\$ 504.69	\$ (10,268.00)	\$ 265,234.00	\$ 44,205.67	\$ 480.50	\$ 39,255.00	\$ 426.68	\$ (4,950.67)
Total Operating Expenses	\$ 215,246.00	\$ 35,874.33	\$ 498.25	\$ 26,905.75	\$ 373.69	\$ 8,968.58	\$ 295,657.00	\$ 49,276.17	\$ 535.61	\$ 44,265.08	\$ 481.14	\$ 5,011.09
Net Cash Flow from Operations	\$ 64,390.00	\$ 10,731.67	\$ 149.05	\$ 9,432.25	\$ 131.00	\$ (1,299.42)	\$ (30,423.00)	\$ (5,070.50)	\$ (55.11)	\$ (5,010.08)	\$ (54.46)	\$ 60.42
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 64,390.00	\$ 10,731.67	\$ 149.05	\$ 9,432.25	\$ 131.00	\$ (1,299.42)	\$ (30,423.00)	\$ (5,070.50)	\$ (55.11)	\$ (5,010.08)	\$ (54.46)	\$ 60.42

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2022 - September 30, 2023
AS OF NOVEMBER 30, 2022

	RENAISSANCE AT GRAND PHASE III - AMP 000059						CAMBRIDGE HEIGHTS II - AMP 000060					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 281,293.00	\$ 46,882.17	\$ 468.82	\$ 53,042.00	\$ 530.42	\$ 6,159.83	\$ 255,775.00	\$ 42,629.17	\$ 484.42	\$ 48,871.00	\$ 555.35	\$ 6,241.83
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 48,551.00	\$ 8,091.83	\$ 80.92	\$ -	\$ -	\$ (8,091.83)	\$ 42,724.00	\$ 7,120.67	\$ 80.92	\$ -	\$ -	\$ (7,120.67)
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 329,844.00	\$ 54,974.00	\$ 549.74	\$ 53,042.00	\$ 530.42	\$ (1,932.00)	\$ 298,499.00	\$ 49,749.83	\$ 565.34	\$ 48,871.00	\$ 555.35	\$ (878.83)
EXPENSES												
Total Administration	\$ 38,071.00	\$ 6,345.17	\$ 63.45	\$ 4,078.80	\$ 40.79	\$ 2,266.37	\$ 34,836.00	\$ 5,806.00	\$ 65.98	\$ 3,702.75	\$ 42.08	\$ 2,103.25
Total Tenant Services	\$ 750.00	\$ 125.00	\$ 1.25	\$ -	\$ -	\$ 125.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 75,547.00	\$ 12,591.17	\$ 125.91	\$ 12,591.16	\$ 125.91	\$ 0.01	\$ 72,084.00	\$ 12,014.00	\$ 136.52	\$ 11,265.00	\$ 128.01	\$ 749.00
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 48,551.00	\$ 8,091.83	\$ 80.92	\$ -	\$ -	\$ 8,091.83	\$ 42,724.00	\$ 7,120.67	\$ 80.92	\$ -	\$ -	\$ 7,120.67
Total General	\$ 208,873.00	\$ 34,812.17	\$ 348.12	\$ 34,766.46	\$ 347.66	\$ 45.71	\$ 157,007.00	\$ 26,167.83	\$ 297.36	\$ 26,895.66	\$ 305.63	\$ (727.83)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 329,844.00	\$ 54,974.00	\$ 549.74	\$ 53,042.00	\$ 530.42	\$ (1,932.00)	\$ 298,499.00	\$ 49,749.83	\$ 565.34	\$ 48,871.00	\$ 555.35	\$ (878.83)
Total Operating Expenses	\$ 371,792.00	\$ 61,965.33	\$ 619.65	\$ 51,436.42	\$ 514.36	\$ 10,528.91	\$ 306,651.00	\$ 51,108.50	\$ 580.78	\$ 41,863.41	\$ 475.72	\$ 9,245.09
Net Cash Flow from Operations	\$ (41,948.00)	\$ (6,991.33)	\$ (69.91)	\$ 1,605.58	\$ 16.06	\$ 8,596.91	\$ (8,152.00)	\$ (1,358.67)	\$ (15.44)	\$ 7,007.59	\$ 79.63	\$ 8,366.26
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ (41,948.00)	\$ (6,991.33)	\$ (69.91)	\$ 1,605.58	\$ 16.06	\$ 8,596.91	\$ (8,152.00)	\$ (1,358.67)	\$ (15.44)	\$ 7,007.59	\$ 79.63	\$ 8,366.26

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2022 - September 30, 2023
AS OF NOVEMBER 30, 2022

	KINGSBURY TERRACE - AMP 000061						SENIOR LIVING AT CAMBRIDGE - AMP 000062					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 418,152.00	\$ 69,692.00	\$ 290.38	\$ 67,536.00	\$ 281.40	\$ (2,156.00)	\$ 196,499.00	\$ 32,749.83	\$ 218.33	\$ 32,179.00	\$ 214.53	\$ (570.83)
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 256,800.00	\$ 42,800.00	\$ 178.33	\$ 42,800.00	\$ 178.33	\$ -	\$ 72,825.00	\$ 12,137.50	\$ 80.92	\$ -	\$ -	\$ (12,137.50)
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 674,952.00	\$ 112,492.00	\$ 468.72	\$ 110,336.00	\$ 459.73	\$ (2,156.00)	\$ 269,324.00	\$ 44,887.33	\$ 299.25	\$ 32,179.00	\$ 214.53	\$ (12,708.33)
EXPENSES												
Total Administration	\$ 34,257.00	\$ 5,709.50	\$ 23.79	\$ 3,760.62	\$ 15.67	\$ 1,948.88	\$ 22,554.00	\$ 3,759.00	\$ 25.06	\$ 2,256.37	\$ 15.04	\$ 1,502.63
Total Tenant Services	\$ 1,800.00	\$ 300.00	\$ 1.25	\$ -	\$ -	\$ 300.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 219,000.00	\$ 36,500.00	\$ 152.08	\$ 36,500.00	\$ 152.08	\$ -	\$ 105,574.00	\$ 17,595.67	\$ 117.30	\$ 17,595.50	\$ 117.30	\$ 0.17
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 72,825.00	\$ 12,137.50	\$ 80.92	\$ -	\$ -	\$ 12,137.50
Total General	\$ 403,085.00	\$ 67,180.83	\$ 279.92	\$ 60,724.80	\$ 253.02	\$ 6,456.03	\$ 38,736.00	\$ 6,456.00	\$ 43.04	\$ 6,393.06	\$ 42.62	\$ 62.94
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 674,952.00	\$ 112,492.00	\$ 468.72	\$ 110,336.00	\$ 459.73	\$ (2,156.00)	\$ 269,324.00	\$ 44,887.33	\$ 299.25	\$ 32,179.00	\$ 214.53	\$ (12,708.33)
Total Operating Expenses	\$ 658,142.00	\$ 109,690.33	\$ 457.04	\$ 100,985.42	\$ 420.77	\$ 8,704.91	\$ 239,689.00	\$ 39,948.17	\$ 266.32	\$ 26,244.93	\$ 174.97	\$ 13,703.24
Net Cash Flow from Operations	\$ 16,810.00	\$ 2,801.67	\$ 11.67	\$ 9,350.58	\$ 38.96	\$ 6,548.91	\$ 29,635.00	\$ 4,939.17	\$ 32.93	\$ 5,934.07	\$ 39.56	\$ 994.90
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 16,810.00	\$ 2,801.67	\$ 11.67	\$ 9,350.58	\$ 38.96	\$ 6,548.91	\$ 29,635.00	\$ 4,939.17	\$ 32.93	\$ 5,934.07	\$ 39.56	\$ 994.90

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2022 - September 30, 2023
AS OF NOVEMBER 30, 2022

	ARLINGTON GROVE - AMP 000063						NORTH SARAH PH I- AMP 000064					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 370,859.00	\$ 61,809.83	\$ 441.50	\$ 63,189.00	\$ 451.35	\$ 1,379.17	\$ 263,864.00	\$ 43,977.33	\$ 372.69	\$ 41,999.00	\$ 355.92	\$ (1,978.33)
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 370,859.00	\$ 61,809.83	\$ 441.50	\$ 63,189.00	\$ 451.35	\$ 1,379.17	\$ 263,864.00	\$ 43,977.33	\$ 372.69	\$ 41,999.00	\$ 355.92	\$ (1,978.33)
EXPENSES												
Total Administration	\$ 44,953.00	\$ 7,492.17	\$ 53.52	\$ 4,715.22	\$ 33.68	\$ 2,776.95	\$ 39,093.00	\$ 6,515.50	\$ 55.22	\$ 4,536.66	\$ 38.45	\$ 1,978.84
Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 885.00	\$ 147.50	\$ 1.25	\$ -	\$ -	\$ 147.50
Total Utilities	\$ 135,093.00	\$ 22,515.50	\$ 160.83	\$ 22,515.66	\$ 160.83	\$ (0.16)	\$ 63,085.00	\$ 10,514.17	\$ 89.10	\$ 10,514.16	\$ 89.10	\$ 0.01
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 208,074.00	\$ 34,679.00	\$ 247.71	\$ 34,604.62	\$ 247.18	\$ 74.38	\$ 152,925.00	\$ 25,487.50	\$ 216.00	\$ 25,433.46	\$ 215.54	\$ 54.04
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 370,859.00	\$ 61,809.83	\$ 441.50	\$ 63,189.00	\$ 451.35	\$ 1,379.17	\$ 263,864.00	\$ 43,977.33	\$ 372.69	\$ 41,999.00	\$ 355.92	\$ (1,978.33)
Total Operating Expenses	\$ 388,120.00	\$ 64,686.67	\$ 462.05	\$ 61,835.50	\$ 441.68	\$ 2,851.17	\$ 255,988.00	\$ 42,664.67	\$ 361.56	\$ 40,484.28	\$ 343.09	\$ 2,180.39
Net Cash Flow from Operations	\$ (17,261.00)	\$ (2,876.83)	\$ (20.55)	\$ 1,353.50	\$ 9.67	\$ 4,230.33	\$ 7,876.00	\$ 1,312.67	\$ 11.12	\$ 1,514.72	\$ 12.84	\$ 202.05
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ (17,261.00)	\$ (2,876.83)	\$ (20.55)	\$ 1,353.50	\$ 9.67	\$ 4,230.33	\$ 7,876.00	\$ 1,312.67	\$ 11.12	\$ 1,514.72	\$ 12.84	\$ 202.05

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2022 - September 30, 2023
AS OF NOVEMBER 30, 2022

	NORTH SARAH PH II- AMP 000065						NORTH SARAH PH III- AMP 000066					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 229,688.00	\$ 38,281.33	\$ 416.10	\$ 38,620.00	\$ 419.78	\$ 338.67	\$ 134,975.00	\$ 22,495.83	\$ 321.37	\$ 23,264.00	\$ 332.34	\$ 768.17
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 229,688.00	\$ 38,281.33	\$ 416.10	\$ 38,620.00	\$ 419.78	\$ 338.67	\$ 134,975.00	\$ 22,495.83	\$ 321.37	\$ 23,264.00	\$ 332.34	\$ 768.17
EXPENSES												
Total Administration	\$ 26,546.00	\$ 4,424.33	\$ 48.09	\$ 2,777.07	\$ 30.19	\$ 1,647.26	\$ 21,208.00	\$ 3,534.67	\$ 50.50	\$ 2,198.49	\$ 31.41	\$ 1,336.18
Total Tenant Services	\$ 690.00	\$ 115.00	\$ 1.25	\$ -	\$ -	\$ 115.00	\$ 525.00	\$ 87.50	\$ 1.25	\$ -	\$ -	\$ 87.50
Total Utilities	\$ 50,505.00	\$ 8,417.50	\$ 91.49	\$ 8,417.34	\$ 91.49	\$ 0.16	\$ 33,171.00	\$ 5,528.50	\$ 78.98	\$ 5,528.50	\$ 78.98	\$ -
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 163,871.00	\$ 27,311.83	\$ 296.87	\$ 29,245.61	\$ 317.89	\$ (1,933.78)	\$ 83,002.00	\$ 13,833.67	\$ 197.62	\$ 15,173.34	\$ 216.76	\$ (1,339.67)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 229,688.00	\$ 38,281.33	\$ 416.10	\$ 38,620.00	\$ 419.78	\$ 338.67	\$ 134,975.00	\$ 22,495.83	\$ 321.37	\$ 23,264.00	\$ 332.34	\$ 768.17
Total Operating Expenses	\$ 241,612.00	\$ 40,268.67	\$ 437.70	\$ 40,440.02	\$ 439.57	\$ (171.35)	\$ 137,906.00	\$ 22,984.33	\$ 328.35	\$ 22,900.33	\$ 327.15	\$ 84.00
Net Cash Flow from Operations	\$ (11,924.00)	\$ (1,987.33)	\$ (21.60)	\$ (1,820.02)	\$ (19.78)	\$ 167.31	\$ (2,931.00)	\$ (488.50)	\$ (6.98)	\$ 363.67	\$ 5.20	\$ 852.17
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ (11,924.00)	\$ (1,987.33)	\$ (21.60)	\$ (1,820.02)	\$ (19.78)	\$ 167.31	\$ (2,931.00)	\$ (488.50)	\$ (6.98)	\$ 363.67	\$ 5.20	\$ 852.17

St. Louis Housing Authority
Public Housing AMP Budgets
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AS OF NOVEMBER 30, 2022

	PRESERVATION SQUARE - AMP 000067						
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	
REVENUE							
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 103,528.00	\$ 17,254.67	\$ 454.07	\$ -	\$ -	\$ -	\$ (17,254.67)
Transfer from Operating Reserve		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 103,528.00	\$ 17,254.67	\$ 454.07	\$ -	\$ -	\$ -	\$ (17,254.67)
EXPENSES							
Total Administration	\$ 16,250.00	\$ 2,708.33	\$ 71.27	\$ -	\$ -	\$ -	\$ 2,708.33
Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 78,863.00	\$ 13,143.83	\$ 345.89	\$ -	\$ -	\$ -	\$ 13,143.83
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 103,528.00	\$ 17,254.67	\$ 454.07	\$ -	\$ -	\$ -	\$ (17,254.67)
Total Operating Expenses	\$ 95,113.00	\$ 15,852.17	\$ 417.16	\$ -	\$ -	\$ -	\$ 15,852.17
Net Cash Flow from Operations	\$ 8,415.00	\$ 1,402.50	\$ 36.91	\$ -	\$ -	\$ -	\$ (1,402.50)
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 8,415.00	\$ 1,402.50	\$ 36.91	\$ -	\$ -	\$ -	\$ (1,402.50)

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of November 30, 2022

		Total AMPs	Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028						
Indicator #1 - Quick Ratio (QR)														
FDS #														
111 Cash -unrestricted		\$	3,129,743.17	\$	317,342.28	\$	328,560.16	\$	282,967.70	\$	740,373.28	\$	263,688.92	
114 Cash - tenant security deposits		\$	31,907.37	\$	24,624.86	\$	24,867.59	\$	24,693.95	\$	70,782.69	\$	25,933.07	
115 Cash - restricted for payment of current liability		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
120 Total Receivables		\$	140,143.21	\$	90,552.30	\$	11,494.71	\$	26,267.30	\$	76,568.28	\$	18,166.01	
131 Investments - unrestricted		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
135 Investments - restricted for pymt of current liability		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
142 Prepaid Expenses and Other Assets		\$	475,691.49	\$	134,612.31	\$	105,875.50	\$	98,180.45	\$	262,375.70	\$	95,751.94	
144 Inter-program due-from		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
QR Numerator Total:			\$	3,777,485.24	\$	567,131.75	\$	470,797.96	\$	432,109.40	\$	1,150,099.95	\$	403,539.94
310 Total Current Liabilities		\$	87,805.95	\$	51,764.47	\$	46,702.97	\$	43,125.63	\$	104,782.97	\$	43,652.64	
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds						\$	-	\$	-	\$	-	\$	-	
QR Denominator Total:			\$	87,805.95	\$	51,764.47	\$	46,702.97	\$	43,125.63	\$	104,782.97	\$	43,652.64
Quick Ratio:			43.02		10.96		10.08		10.02		10.98		9.24	
Quick Ratio Score (max points 12):			12		12		12		12		12		12	
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)														
FDS #														
111 Cash -unrestricted		\$	3,129,743.17	\$	317,342.28	\$	328,560.16	\$	282,967.70	\$	740,373.28	\$	263,688.92	
114 Cash - tenant security deposits		\$	31,907.37	\$	24,624.86	\$	24,867.59	\$	24,693.95	\$	70,782.69	\$	25,933.07	
115 Cash - restricted for payment of current liability		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
120 Total Receivables		\$	140,143.21	\$	90,552.30	\$	11,494.71	\$	26,267.30	\$	76,568.28	\$	18,166.01	
131 Investments - unrestricted		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
142 Prepaid Expenses and Other Assets		\$	475,691.49	\$	134,612.31	\$	105,875.50	\$	98,180.45	\$	262,375.70	\$	95,751.94	
310 (-) Total Current Liabilities		\$	87,805.95	\$	51,764.47	\$	46,702.97	\$	43,125.63	\$	104,782.97	\$	43,652.64	
MENAR Numerator Total:			\$	3,689,679.29	\$	515,367.28	\$	424,094.99	\$	388,983.77	\$	1,045,316.98	\$	359,887.30
Average Monthly Operating Expenses:														
96900 Total Operating Expenses		\$	276,627.66	\$	158,574.18	\$	167,863.10	\$	114,607.44	\$	262,768.23	\$	125,376.50	
97100 Extraordinary Maintenance		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
97200 Causalty Losses Non-capitalized		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
MENAR Denominator Total:			\$	138,313.83	\$	79,287.09	\$	83,931.55	\$	57,303.72	\$	131,384.12	\$	62,688.25
MENAR:			26.68		6.50		5.05		6.79		7.96		5.74	
MENAR Score (max points 11):			11		11		11		11		11		11	

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of November 30, 2022

	Total AMPs	Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028
Indicator #3 - Debt Service Coverage Ratio (DSCR)							
FDS # Adjusted Operating Income:							
97000 Excess Operating Revenue over Operating Expenses		\$ 166,752.56	\$ 11,824.90	\$ (45,898.85)	\$ (10,917.45)	\$ 38,928.13	\$ (5,681.79)
96700 Interest Expense and Amortization Costs		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:		\$ 166,752.56	\$ 11,824.90	\$ (45,898.85)	\$ (10,917.45)	\$ 38,928.13	\$ (5,681.79)
Annual Debt Service excluding CFFP debt*							
96710 Interest on Mortgage (or bonds payable)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
96720 Interest on notes payable (short & long-term)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11020 Required Annual Debt Payments		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Denominator Total:		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR:		0	0	0	0	0	0
DSCR Score (max points 2):		2	2	2	2	2	2
Overall AMP Score							
Indicator #1 - Quick Ratio (QR)		12	12	12	12	12	12
Indicator #2 - Months Exp. Net Assets Ratio (MENAR)		11	11	11	11	11	11
Indicator #3 - Debt Service Coverage Ratio (DSCR)		2	2	2	2	2	2
Project FASS score		25	25	25	25	25	25
Number of units in Project (FDS #11190 (UMA)/ 12)	1579	332	126	108	98	287	121
Weighted Value (Project FASS score times number of units)	39475	8300	3150	2700	2450	7175	3025
Total number of units in PHA's portfolio	1579	332	126	108	98	287	121
Overall AMPs Financial Condition Indicator Score	25.00	25.00	25.00	25.00	25.00	25.00	25.00

*The denominator of FDS lines items is derived from the
Operations Column of the FDS

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of November 30, 2022

	LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
Indicator #1 - Quick Ratio (QR)					
FDS #					
111 Cash -unrestricted	\$ 1,336,253.10	\$ 801,352.70	\$ 594,916.10	\$ 821,774.46	\$ 313,527.01
114 Cash - tenant security deposits	\$ 35,971.00	\$ 16,610.00	\$ 30,795.50	\$ 27,916.00	\$ 5,206.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 122,949.72	\$ 14,358.95	\$ 119,043.75	\$ 36,074.10	\$ 16,331.06
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 227,438.73	\$ 143,474.03	\$ 160,863.81	\$ 266,451.07	\$ 27,170.05
144 Inter-program due-from	\$ -	\$ -	\$ -	\$ -	\$ -
QR Numerator Total:	\$ 1,722,612.55	\$ 975,795.68	\$ 905,619.16	\$ 1,152,215.63	\$ 362,234.12
310 Total Current Liabilities	\$ 105,312.98	\$ 562,602.13	\$ 70,698.17	\$ 467,593.64	\$ 27,734.56
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$ -	\$ 505,000.00	\$ -		\$ 2,619.96
QR Denominator Total:	\$ 105,312.98	\$ 57,602.13	\$ 70,698.17	\$ 467,593.64	\$ 25,114.60
Quick Ratio:	16.36	16.94	12.81	2.46	14.42
Quick Ratio Score (max points 12):	12	12	12	12	12
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)					
FDS #					
111 Cash -unrestricted	\$ 1,336,253.10	\$ 801,352.70	\$ 594,916.10	\$ 821,774.46	\$ 313,527.01
114 Cash - tenant security deposits	\$ 35,971.00	\$ 16,610.00	\$ 30,795.50	\$ 27,916.00	\$ 5,206.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 122,949.72	\$ 14,358.95	\$ 119,043.75	\$ 36,074.10	\$ 16,331.06
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 227,438.73	\$ 143,474.03	\$ 160,863.81	\$ 266,451.07	\$ 27,170.05
310 (-) Total Current Liabilities	\$ 105,312.98	\$ 562,602.13	\$ 70,698.17	\$ 467,593.64	\$ 27,734.56
MENAR Numerator Total:	\$ 1,617,299.57	\$ 413,193.55	\$ 834,920.99	\$ 684,621.99	\$ 334,499.56
Average Monthly Operating Expenses:					
96900 Total Operating Expenses	\$ 161,695.77	\$ 137,024.08	\$ 180,828.71	\$ 138,482.78	\$ 37,903.04
97100 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
97200 Causalty Losses Non-capitalized	\$ -	\$ -	\$ -	\$ 70,054.35	\$ -
MENAR Denominator Total:	\$ 80,847.89	\$ 68,512.04	\$ 90,414.36	\$ 104,268.57	\$ 18,951.52
MENAR:	20.00	6.03	9.23	6.57	17.65
MENAR Score (max points 11):	11	11	11	11	11

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of November 30, 2022

	LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
Indicator #3 - Debt Service Coverage Ratio (DSCR)					
FDS # Adjusted Operating Income:					
97000 Excess Operating Revenue over Operating Expenses	\$ 77,955.88	\$ (20,966.50)	\$ (24,852.72)	\$ 31,909.41	\$ (2,135.48)
96700 Interest Expense and Amortization Costs	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:	\$ 77,955.88	\$ (20,966.50)	\$ (24,852.72)	\$ 31,909.41	\$ (2,135.48)
Annual Debt Service excluding CFFP debt*					
96710 Interest on Mortgage (or bonds payable)	\$ -	\$ -	\$ -	\$ -	\$ -
96720 Interest on notes payable (short & long-term)	\$ -	\$ -	\$ -	\$ -	\$ -
11020 Required Annual Debt Payments	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Denominator Total:	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR:	0	0	0	0	0
DSCR Score (max points 2):	2	2	2	2	2
Overall AMP Score					
Indicator #1 - Quick Ratio (QR)	12	12	12	12	12
Indicator #2 - Months Exp. Net Assets Ratio (MENAR)	11	11	11	11	11
Indicator #3 - Debt Service Coverage Ratio (DSCR)	2	2	2	2	2
Project FASS score	25	25	25	25	25
Number of units in Project (FDS #11190 (UMA)/ 12)	146	78	138	121	24
Weighted Value (Project FASS score times number of units)	3650	1950	3450	3025	600
Total number of units in PHA's portfolio	146	78	138	121	24
Overall AMPs Financial Condition Indicator Score	25.00	25.00	25.00	25.00	25.00

**The denominator of FDS lines items is derived from the
Operations Column of the FDS*

St. Louis Housing Authority
Management Operations Indicators-AMPs
As of November 30, 2022

Total AMPs		Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028
Indicator #1 - Occupancy Rate (OR)							
FDS #							
11210 Unit Months Leased		395	247	212	192	510	224
OR Numerator Total:		395	247	212	192	510	224
11190 Unit Months Available		564	252	216	198	564	242
OR Denominator Total:		564	252	216	198	564	242
Occupancy Rate:		0.70035	0.98016	0.98148	0.96970	0.90426	0.92562
Occupancy Rate Score (max points 16):		0	16	16	12	1	4
Indicator #2 - Tenant Accounts Receivable (TAR)							
FDS #	(Maximum points 5)						
126 Accounts Receivable - Tenants		\$ 140,143.21	\$ 90,552.30	\$ 11,494.71	\$ 26,267.30	\$ 76,568.28	\$ 18,166.01
TAR Numerator Total:		\$ 140,143.21	\$ 90,552.30	\$ 11,494.71	\$ 26,267.30	\$ 76,568.28	\$ 18,166.01
70500 Total Tenant Revenue		\$ 159,684.00	\$ 334,452.00	\$ 283,118.52	\$ 315,234.72	\$ 740,088.00	\$ 274,368.00
TAR Denominator Total:		\$ 159,684.00	\$ 334,452.00	\$ 283,118.52	\$ 315,234.72	\$ 740,088.00	\$ 274,368.00
TAR:		88.0%	27.0%	4.0%	8.0%	10.0%	7.0%
TAR Score (max points 5):		0	2	5	5	5	5
Indicator #3 - Accounts Payable (AP)							
FDS #	(Maximum points 4)						
312 Accounts Payable - Current		\$ 6,237.93	\$ 9,592.25	\$ 11,476.84	\$ 5,070.79	\$ 13,656.86	\$ 13,763.68
313 Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:		\$ 6,237.93	\$ 9,592.25	\$ 11,476.84	\$ 5,070.79	\$ 13,656.86	\$ 13,763.68
96900 Total Operating Expenses /12		\$ 138,313.83	\$ 79,287.09	\$ 83,931.55	\$ 57,303.72	\$ 131,384.12	\$ 62,688.25
AP Denominator Total:		\$ 138,313.83	\$ 79,287.09	\$ 83,931.55	\$ 57,303.72	\$ 131,384.12	\$ 62,688.25
AP:		0.05	0.12	0.14	0.09	0.1	0.22
AP Score (max points 4):		4	4	4	4	4	4
Overall AMP Score							
Indicator #1 - Occupancy Rate (OR)		0	16	16	12	1	4
Indicator #2 - Tenant Accounts Receivable (TAR)		0	2	5	5	5	5
Indicator #3 - Accounts Payable (AP)		4	4	4	4	4	4
Physical condition adjustment		1	1	1	1	1	1
Neighborhood environment adjustment		1	0	1	0	0	0
Project MASS score (Maximum points 25)		6	23	25	22	11	14
Number of units in Project	1531	330	126	108	99	282	121
Weighted Value (Project MASS score times number of units)	20718	1980	2898	2700	2178	3102	1694
Total number of units in PHA's portfolio	1531	330	126	108	99	282	121
Overall AMPs Management Operations Indicator Score:		13.53	6.00	23.00	25.00	22.00	11.00

St. Louis Housing Authority
Management Operations Indicators-AMPs
As of November 30, 2022

		LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
Indicator #1 - Occupancy Rate (OR)						
FDS #						
11210 Unit Months Leased		287	137	226	153	40
OR Numerator Total:		287	137	226	153	40
11190 Unit Months Available		292	144	274	190	44
OR Denominator Total:		292	144	274	190	44
Occupancy Rate:		0.98288	0.95139	0.82482	0.80526	0.90909
Occupancy Rate Score (max points 16):		16	8	0	0	1
Indicator #2 - Tenant Accounts Receivable (TAR)						
FDS #	(Maximum points 5)					
126 Accounts Receivable - Tenants		\$ 122,949.72	\$ 14,358.95	\$ 119,043.75	\$ 36,074.10	\$ 16,331.06
TAR Numerator Total:		\$ 122,949.72	\$ 14,358.95	\$ 119,043.75	\$ 36,074.10	\$ 16,331.06
70500 Total Tenant Revenue		\$ 323,820.00	\$ 65,889.00	\$ 221,218.08	\$ 157,517.76	\$ 56,145.00
TAR Denominator Total:		\$ 323,820.00	\$ 65,889.00	\$ 221,218.08	\$ 157,517.76	\$ 56,145.00
TAR:		38.0%	22.0%	54.0%	23.0%	29.0%
TAR Score (max points 5):		2	2	0	2	2
Indicator #3 - Accounts Payable (AP)						
FDS #	(Maximum points 4)					
312 Accounts Payable - Current		\$ 18,430.55	\$ 27,624.15	\$ 17,570.70	\$ 35,690.57	\$ 16,328.47
313 Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:		\$ 18,430.55	\$ 27,624.15	\$ 17,570.70	\$ 35,690.57	\$ 16,328.47
96900 Total Operating Expenses /12		\$ 80,847.89	\$ 68,512.04	\$ 90,414.36	\$ 69,241.39	\$ 18,951.52
AP Denominator Total:		\$ 80,847.89	\$ 68,512.04	\$ 90,414.36	\$ 69,241.39	\$ 18,951.52
AP:		0.23	0.4	0.19	0.52	0.86
AP Score (max points 4):		4	4	4	4	2
Overall AMP Score						
Indicator #1 - Occupancy Rate (OR)		16	8	0	0	1
Indicator #2 - Tenant Accounts Receivable (TAR)		2	2	0	2	2
Indicator #3 - Accounts Payable (AP)		4	4	4	4	2
Physical condition adjustment		1	1	1	1	0
Neighborhood environment adjustment		1	1	0	1	1
Project MASS score (Maximum points 25)		24	16	5	8	6
Number of units in Project		146	71	138	88	22
Weighted Value (Project MASS score times number of units)		3504	1136	690	704	132
Total number of units in PHA's portfolio		146	71	138	88	22
Overall AMPs Management Operations Indicator Score:		24.00	16.00	5.00	8.00	6.00

INTEGRATED PEST MANAGEMENT REPORT

MANAGEMENT AGENT: The Habitat Company

PERIOD ENDING: 12/31/2022

SLHA DEVELOPMENTS:

Clinton-Peabody (020)	James House (100)	Euclid Plaza (132)	West Pine (170)	Parkview (190)
Badenhaus (280)	Cochran Plaza (370)	Badenfest (390)	LaSalle Park (340)	Lafayette Apts. (220)
California Gardens (230)	Armand & Ohio (350)	Folsom (380)	Marie Fanger (382)	South Broadway (410)
Lafayette Townhomes (420)	Tiffany Turnkey (421)	King Louis III (520)	Kingsbury Terrace (661)	

DocuSigned by:
Matt DeRienzo
EADA052D67B2401...

	Roaches			Bed Bugs			Mice		
Month	No. of Requests	Units Treated	Buildings/ Floors Treated	No. of Requests	Units Treated	Buildings Treated	Buildings/ Floors Treated	Units Treated	Buildings/ Floors Treated
October	7	240	21	3	3	3	1	240	18
November	13	320	57	7	7	1	1	320	57
December	4	529	58	7	7	1	1	529	58
January									
February									
March									
April									
May									
June									
July									
August									
September									

INSTRUCTIONS

Attach all supporting documentation including, but not limited to, summary sheets for all SLHA developments.
All activities must be entered in entered in SLHA's work order system
Completed reports should be submitted to SLHA within 5 days following the end of the month.

	Roaches			Bed Bugs			Mice		
	Requests for Treatment	Units Treated	Buildings/ Floors Treated	Requests for Treatment	Units Treated	Buildings/ Floors Treated	Requests for Treatment	Units Treated	Buildings/ Floors Treated
TOTAL	24	1089	136	17	17	5	3	1089	133

I certify under penalty of perjury that the information contained in this report is correct and the activities reflected herein were undertaken in accordance with the terms and conditions the of the Managemenet Agreement with the St. Louis Housing Authority and the Management Agent's Integrated Pest Management Plan.

DeMarco Jones
30-Dec-22
Prepared By
DeMarco Jones

Matthjew Derienzo
1/11/2023
5-Jan-23
Approved By
Date

INTEGRATED PEST MANAGEMENT REPORT

MANAGEMENT AGENT: St. Louis Housing Authority PERIOD ENDING: 12/31/2022

SLHA DEVELOPMENTS:

Towne XV	Samuel Shepard	Walnut Park
McMillan Manor	Cupples	Lookaway
Page Manor	Hodiamont	McMillan Manor

	Roaches			Bed Bugs			Mice		
Month	No. of Requests	Units Treated	Buildings Treated	No. of Requests	Units Treated	Buildings Treated	No. of Requests	Units Treated	Buildings Treated
October	0	46	13	0	0	0	0	0	0
November	4	23	6	0	0	0	0	0	0
December	16	25	22	0	0	0	0	0	0
January									
February									
March									
#REF!									
May									
June									
July									
August									
September									

INSTRUCTIONS

Attach all supporting documentation including, but not limited to, summary sheets for all SLHA developments.
All activities must be entered in entered in SLHA's work order system
Completed reports should be submitted to SLHA within 5 days following the end of the month.

	Roaches			Bed Bugs			Mice		
	Requests for Treatment	Units Treated	Buildings Treated	Requests for Treatment	Units Treated	Buildings Treated	Requests for Treatment	Units Treated	Buildings Treated
TOTAL	20	94	41	0	0	0	0	0	0

I certify under penalty of perjury that the information contained in this report is correct and the activities reflected herein were undertaken in accordance with the terms and conditions the of the Managemenet Agreement with the St. Louis Housing Authority and the Management Agent's Integrated Pest Management Plan.

DocuSigned by: 1/13/2023
Ebonie Turner
01A2D828F8944A7/...
Prepared By Date

DocuSigned by: 1/13/2023
John Young
D7C294890A43476...
Approved By Date



Housing Crime Summary December 1 – 31, 2022

Blumeyer Complex December 2022			
	2021	2022	% Change
Homicide	0	1	N/A
Rape	0	1	N/A
Robbery	0	0	N/A
Carjacking	0	0	N/A
Aggravated Assault	1	1	N/A
Burglary	0	0	100%
Larceny	0	2	100%
Vehicle Theft	0	2	300%
Arson	0	0	0
Crime Total	1	7	600%

Break Down of Crimes December 2022		
	2021	2022
Homicide	0	1
Rape	0	1
Robbery with Firearm	0	0
Robbery with Knife	0	0
Robbery with Other Weapon	0	0
Robbery Strong Arm	0	0
Carjackings	0	0
Aggravated Assault with Firearm	1	0
Aggravated Assault with Knife	0	0
Aggravated Assault with Other Weapon	0	0
Aggravated Assault with Hands, Fists, Feet	0	1
Burglary Business	0	0
Burglary Residence	0	0
Larceny from Motor Vehicle	0	2
Larceny Motor Vehicle Parts	0	0
Larceny from Building	0	0
Larceny from Person	0	0
Larceny Shoplifting	0	0
Vehicle Theft	0	2
Arson	0	0
Total	1	7

LaSalle Complex December 2022			
	2021	2022	% Change
Homicide	0	0	N/A
Rape	0	0	N/A
Robbery	0	0	N/A
Carjackings	0	0	N/A
Aggravated Assault	1	0	-100
Burglary	0	1	100%
Larceny	0	0	NA
Vehicle Theft	0	1	100%
Arson	0	0	0
Crime Total	1	2	100%

Break Down of Crimes December 2022		
	2021	2022
Homicide	0	0
Rape	0	0
Robbery with Firearm	0	0
Robbery with Knife	0	0
Robbery with Other Weapon	0	0
Robbery Strong Arm	0	0
Carjacking	0	0
Aggravated Assault with Firearm	1	0
Aggravated Assault with Knife	0	0
Aggravated Assault with Other Weapon	0	0
Aggravated Assault with Hands, Fists, Feet	0	0
Burglary Business	0	0
Burglary Residence	0	1
Larceny from Motor Vehicle	0	0
Larceny Motor Vehicle Parts	0	0
Larceny from Building	0	0
Larceny from Person	0	0
Larceny Shoplifting	0	0
Vehicle Theft	0	1
Arson	0	0
Total	1	2

Cochran Complex December 2022			
	2021	2022	% Change
Homicide	0	0	N/A
Rape	0	0	N/A
Robbery	0	0	NA
Carjackings	0	0	N/A
Aggravated Assault	0	1	100%
Burglary	0	0	NA
Larceny	1	1	NA
Vehicle Theft	0	0	NA
Arson	0	0	NA
Crime Total	1	2	100%

Break Down of Crimes December 2022		
	2021	2022
Homicide	0	0
Rape	0	0
Robbery with Firearm	0	0
Robbery with Knife	0	0
Robbery with Other Weapon	0	0
Robbery Strong Arm	0	0
Aggravated Assault with Firearm	0	1
Aggravated Assault with Knife	0	0
Aggravated Assault with Other Weapon	0	0
Aggravated Assault with Hands, Fists, Feet	0	0
Burglary Business	0	0
Burglary Residence	0	1
Larceny from Motor Vehicle	1	0
Larceny Motor Vehicle Parts	0	0
Larceny from Building	0	0
Larceny from Person	0	0
Larceny Shoplifting	0	0
Vehicle Theft	0	0
Arson	0	0
Total	1	2

Peabody Complex December 2022			
	2022	2023	% Change
Homicide	0	0	N/A
Rape	0	0	N/A
Robbery	0	0	N/A
Carjackings	0	0	N/A
Aggravated Assault	1	0	-100%
Burglary	2	0	-200%
Larceny	2	0	-200%
Vehicle Theft	0	1	100%
Arson	0	0	N/A
Crime Total	5	1	-80%

Break Down of Crimes December 2022		
	2022	
Homicide	0	0
Rape	0	0
Robbery with Firearm	0	0
Robbery with Knife	0	0
Robbery with Other Weapon	0	0
Robbery Strong Arm	0	0
Aggravated Assault with Firearm	1	0
Aggravated Assault with Knife	0	0
Aggravated Assault with Other Weapon	0	0
Aggravated Assault with Hands, Fists, Feet	0	0
Burglary Business	1	0
Burglary Residence	1	0
Larceny from Motor Vehicle	1	0
Larceny Motor Vehicle Parts	1	0
Larceny from Building	0	0
Larceny from Person	0	0
Larceny Shoplifting	0	0
Vehicle Theft	0	1
Arson	0	0
Total	5	1

HOUSING CHOICE VOUCHER PROGRAM

SECTION 8 CASH ACTIVITY AS OF 11/30/2022

CHECKING ACCOUNTS

VOUCHER PROGRAM

BANK AND TYPE OF ACCOUNT	BALANCE
BMO Harris Bank - CHECKING HAP	\$ 5,396,479.97

INVESTMENTS

VOUCHER PROGRAM

BANK AND TYPE OF INVESTMENT	MATURITY DATE	INTEREST RATE	VALUE AT ISSUE DATE
BMO Harris Bank - F.S.S. ESCROW			\$ 223,320.79
	TOTAL INVESTED		\$ 223,320.79

St. Louis Housing Authority
Housing Choice Voucher Program
October 1, 2022 - September 30, 2023
AS OF NOVEMBER 30, 2022

	HOUSING CHOICE VOUCHER PROGRAM					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE						
Section 8 Administrative Fees	\$ 4,925,403.00	\$ 820,900.50	\$ 10.65	\$ 827,289.00	\$ 10.73	\$ 6,388.50
Investment Income - Admin only	\$ -	\$ -	\$ -	\$ 1,550.42	\$ 0.02	\$ 1,550.42
Unrestricted Net Assets (UNA)	\$ 255,955.00	\$ 42,659.17	\$ 0.55	\$ -	\$ -	\$ (42,659.17)
Other Income (Fraud Recovery-SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 5,181,358.00	\$ 863,559.67	\$ 11.20	\$ 828,839.42	\$ 10.75	\$ (34,720.25)
EXPENSES						
Total Administration	\$ 4,874,358.00	\$ 812,393.00	\$ 10.54	\$ 523,683.85	\$ 6.79	\$ 288,709.15
Total Tenant Services	\$ 5,000.00	\$ 833.33	\$ 0.01	\$ 1,114.45	\$ 0.01	\$ (281.12)
Total Utilities	\$ 47,040.00	\$ 7,840.00	\$ 0.10	\$ 8,351.77	\$ 0.11	\$ (511.77)
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ 2,400.00	\$ 400.00	\$ 0.01	\$ -	\$ -	\$ 400.00
Sub-total Ord Maint Contracts	\$ 88,892.00	\$ 14,815.33	\$ 0.19	\$ 13,406.17	\$ 0.17	\$ 1,409.16
Total Protective Services	\$ 33,494.00	\$ 5,582.33	\$ 0.07	\$ 5,404.64	\$ 0.07	\$ 177.69
Total General	\$ 130,174.00	\$ 21,695.67	\$ 0.28	\$ 10,570.31	\$ 0.14	\$ 11,125.36
Total Non-Routine Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 5,181,358.00	\$ 863,559.67	\$ 11.20	\$ 828,839.42	\$ 10.75	\$ (34,720.25)
Total Expenses	\$ 5,181,358.00	\$ 863,559.67	\$ 11.20	\$ 562,531.19	\$ 7.30	\$ 301,028.48
Net Cash Flow from Operations	\$ -	\$ -	\$ -	\$ 266,308.23	\$ 3.45	\$ 266,308.23
Net Cash Flow	\$ -	\$ -	\$ -	\$ 266,308.23	\$ 3.45	\$ 266,308.23

HAP EXPENDITURE ANALYSIS PER VMS

HAP MONTH	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	FYTD	CYTD
Budget Authority	\$3,900,455	\$3,881,526	\$3,881,526	\$3,881,526	\$3,881,526	\$4,003,209	\$4,077,799	\$4,077,799	\$12,158,807	\$48,040,427
Budget Received - Cash Management	\$3,791,147	\$2,856,095	\$3,760,117	\$3,600,182	\$3,652,206	\$5,189,219	\$3,651,615	\$3,848,891	\$12,689,725	\$46,007,100
Actual HAP As of the First of the Month	\$3,899,618	\$3,858,558	\$3,840,712	\$3,814,112	\$3,715,977	\$3,649,191	\$3,564,678	\$3,464,831	\$10,678,700	\$45,609,273
Actual HAP After the First of the Month	\$31,922	\$33,524	\$15,835	\$16,343	\$23,496	\$20,065	\$13,741	\$3,106	\$36,912	\$277,909
Prior Year HAP Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Variance (Budget Authority)	\$31,085	\$10,556	-\$24,979	-\$51,071	-\$142,053	-\$333,953	-\$499,380	-\$609,862	\$1,443,195	\$2,153,245
Variance (Cash Management)	\$140,393	\$1,035,987	\$96,430	\$230,273	\$87,267	-\$1,519,963	-\$73,196	-\$380,954	\$1,974,113	\$119,918
Percent Variance	3.57%	26.62%	2.50%	6.01%	2.33%	-41.42%	-2.05%	-10.99%	-18.15%	-0.56%
YTD Variance	\$1,789,030	\$2,825,017	\$2,921,447	\$3,151,720	\$3,238,987	\$1,719,024	\$1,645,828	\$1,264,874		
OTHER HAP REVENUE										
Fraud Recovery (HAP)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Income (HAP)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FSS Forfeitures	\$0	\$0	\$0	\$0	\$7,659	\$0	\$0	\$0	\$0	\$17,347
Transfer from UNA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Restricted Net Position HCV	(\$386,783)	(\$1,422,770)	(\$1,519,200)	(\$1,749,473)	(\$1,836,740)	(\$316,777)	(\$243,581)	\$137,373		
PUC										
HUD Funded PUC	\$620.79	\$620.79	\$620.79	\$620.79	\$620.79	\$620.79	\$620.79	\$620.79	\$620.79	\$620.79
Actual PUC	\$631.21	\$623.35	\$622.38	\$621.60	\$614.31	\$604.17	\$589.11	\$570.72	\$588.00	\$618.27
Variance	\$10.42	\$2.56	\$1.59	\$0.81	-\$6.48	-\$16.62	-\$31.68	-\$50.07	-\$32.79	-\$2.52
Percent Variance	1.65%	0.41%	0.26%	0.13%	-1.05%	-2.75%	-5.38%	-8.77%	-5.63%	-0.52%
UNITS										
HUD Baseline Units	7,150	7,150	7,150	7,150	7,150	7,150	7,150	7,150	21,450	85,680
New Increments not in baseline	10	10	10	10	10	10	10	10	30	240
HUD Funded Units	6,107	4,601	6,057	5,799	5,883	8,359	5,882	6,200	20,441	74,111
Funded units based on actual HAP	5,936	4,525	5,971	5,726	5,882	8,494	6,130	6,666	21,290	73,682
Actual Units	6,178	6,190	6,171	6,136	6,049	6,040	6,051	6,071	18,162	73,747
Variance to Funded Units	-242	-1,665	-200	-410	-167	2,454	79	595	3,128	-65
Variance to baseline	-972	-960	-979	-1014	-1101	-1110	-1099	-1079	-3,288	-11,933
YTD var to baseline	-7043	-8003	-8982	-9996	-11097	-12207	-13306	-14385		
Variance funded	71	1589	114	337	166	-2319	169	-129	-2,279	-364
YTD var to funded	2308	3898	4012	4348	4514	2195	2364	2235		
ADMIN FEES										
HUD Funded Fees	\$512,826	\$392,827	\$392,327	\$392,327	\$423,080	\$420,827	\$412,751	\$396,962	\$1,230,540	\$4,909,534
Actual Expenses	\$337,660	\$391,079	\$344,083	\$517,525	\$562,679	\$238,573	\$313,770	\$300,053	\$852,397	\$4,546,971
Prior Year Admin Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Variance	-\$175,166	-\$1,748	-\$48,244	\$125,198	\$139,599	-\$182,254	-\$98,981	-\$96,909	-\$378,143	-\$362,563
Percent Variance	-51.88%	-0.45%	-14.02%	24.19%	24.81%	-76.39%	-31.55%	-32.30%	44.36%	7.97%
Cumulative Variance	-\$175,166	-\$1,748	-\$48,244	\$125,198	\$139,599	-\$182,254	-\$98,981	-\$96,909		
OTHER ADMIN REVENUE										
Fraud Recovery (Admin)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Income (Admin)	\$0	\$0	\$0	\$12	\$833	\$697	\$854	\$1,014	\$2,564	\$3,410
Miscellaneous Revenue (Unrestricted)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,590
Port Ins Billed over Port Ins Paid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Actual UNA	\$5,993,463	\$5,995,210	\$6,043,455	\$5,918,269	\$5,779,504	\$5,962,455	\$6,062,290	\$6,160,213		
Unrestricted Net Position per VMS	\$5,304,055	\$5,304,055	\$5,304,055	\$5,178,869	\$5,779,504	\$5,780,200	\$5,781,054	\$5,782,068		
UTILIZATION PERCENTAGES									Utilization Percentages	
Budget Authority Utilization									88.13%	95.52%
Unit Utilization Percentage									84.67%	86.07%

*See Narrative

MEMORANDUM

To: Alana C. Green, Executive Director

From: Constance Johnson, Director of Operations for Housing Choice Voucher

Date: January 11, 2023

Subject: Housing Choice Voucher Board Report

YARDI Software Update

Registration for Rent Café currently stands at 1,878 (31%) registered HCV participants and 1,519 (47%) landlords. Staff continues to encourage participants to sign up during the recertification process and landlord outreach.

Bridge to Homeownership

The Bridge to Homeownership program has 30 participants receiving mortgage assistance through the Housing Choice Voucher program. Periodic briefings educate potential homeowners on the home buying process and connect them with community partners. Due to staff turnover, the briefings are placed on hold and will resume in fiscal year 2023.

Landlord Briefings

Owners' briefings are typically held on the first Tuesday of each month and are designed to educate prospective property owners regarding general program guidelines and requirements. An email blast went to HCV landlords inviting them to the December 6, 2022 briefing.

Veterans Affairs Supportive Housing (VASH)

There are 235 active participants in the VASH program. During this reporting period, one referral was received and four families are currently searching for housing.

Mainstream Voucher Program

The St. Louis Housing Authority's Mainstream Voucher program currently has a total of 35 Mainstream vouchers, with 29 active families under lease and six families are searching for housing.

Foster Youth Initiative

The Department executed an MOU with the Missouri Department of Social Services Children's Division and the St. Louis Continuum of Care to implement the Foster Youth to Independence Initiative. However, the MOU was revised to include the St. Louis City COC and Epworth Supportive Services, agencies that are critical to identifying eligible youth to participate in this program, which provides a housing choice voucher directly through HUD to enable persons aging out of the foster care program obtain affordable housing. The MOU was completed and executed on June 23, 2021. During this reporting period, no referrals were received.

Housing Quality Standards Inspections

During the month of December, 232 inspections were conducted; 146 annual inspections, 60 initial inspections and 26 special inspections. Quality Control Inspections will resume next month.

SLHA is continuing biennial inspections scheduled for the month of December. The Inspections Department continues to conduct in-person initial, biennial and tenant complaint inspections.

The HCV management staff continues to actively recruit new personnel. One vacancy remains to be filled.

Emergency Housing Vouchers

The HCV team meets with the CoC Coordinated Entry team to ensure accurate transfer of data and to fine tune the implementation and referral process. The team is looking at new and innovative ways to house clients and is working with community partners and boosting efforts to recruit new landlords to participate.

Since the program was implemented in July 2021, 88 families are currently under lease.

These vouchers provide rental subsidies to individuals and families who are homeless, at risk of homelessness, fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, human trafficking or recently homeless.

Waiting List

The HCV waiting list is closed. There are currently 14,055 applicants. The number has increased due to applicants being withdrawn from the waitlist in error. During this reporting period, no vouchers were issued. The department is in leasing mode.

The Department received 10 project-based referrals that are in various stages of processing for eligibility and lease-up. The importance of project-based referrals is necessary to prevent long-term vacancies and to avoid vacancy loss payments.

Recertification

There were 645 annual recertifications completed. The focus has been shifted to processing late yearly recertifications. Currently, the staff is working overtime to update participants' files. During this reporting period, recertification packets were mailed to participants who had not responded to any recertification notices. The participants were allowed to return documents via mail, email, fax, or walk-in before receiving a second and final request for information.

Program Utilization

The utilization rate based on budget authority during this reporting period is 96%.

The department pulled 2,000 applicants from the waitlist since July.

Family Self Sufficiency

The Family Self Sufficiency program has 19 mandatory slots. Currently, 45 participants are enrolled and approximately 32 participants have escrow accounts.

SEMAP Indicators

SLHA has requested that HUD waive the application of SEMAP in its entirety through December 31, 2022 due to certain indicators being directly or indirectly affected by CARES Act waivers. The latest SEMAP score, FYE 2019, will be carried forward and SLHA will begin SEMAP reporting for FYE 2023.

FINANCE

Balance Sheet

Period = Nov 2022

Book = Accrual

Current Balance**ASSETS****CURRENT ASSETS:****CASH**

Unrestricted Cash

Cash HCV Admin	5,768,222.81
Cash Non-Fed Gala Fundraiser	13,281.02
Cash Private Management	2,244,091.82
Petty Cash	500.00
Petty Cash	2,378.57
Cash General Disbursing	15,495,535.57
Cash Non-Fed Rent	251,081.34
Cash-Non-Fed-Link Market	14,611.94
Cash Clinton Peabody TAB	279.43
Cash City Faces	24,679.97
Cash James House TAB	13,998.43
Cash Euclid TAB	50,764.81
Cash Parkview TAB	28,191.36
Cash Lafayette Sr TAB	6,129.67
Cash California Gard TAB	3,503.55
Cash Badenhous TAB	2,487.03
Cash Les Chateaux TAB	61.51
Cash-Renaissance PL @ Grand	7,653.86
Cash Cambridge Sr TAB	613.92
Cash Payroll	121,444.34
Total Unrestricted Cash	24,049,510.95

Restricted Cash

Cash Restricted-Security Deposits	318,980.03
Cash Restricted-FSS Escrow	410,077.14
Cash Restricted-HAP	-19,522.49
Cash Restricted-Trust/Escrow Reser	4,773,085.89
Cash Restricted-ELM Security Depos	328.00
Cash Restricted-Endowment/Homeec	921,861.22
Cash Restricted-Cochran Program I	218,530.97
Cash Restricted-Rev Bonds Debt Se	25,389.39
Total Restricted Cash	6,648,730.15

TOTAL CASH	30,698,241.10
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ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants	1,479,424.12
Allowance for Doubtful Accounts-Tenar	-176,558.68
A/R Repayment Agreement	944.81

Balance Sheet

Period = Nov 2022

Book = Accrual

	Current Balance
A/R-Other	98,000.00
A/R-Other	3,832.00
A/R-Other-Section 8 Owners/Tenants	691.00
Accrued Interest Receivable	3,624.38
TOTAL ACCOUNTS AND NOTES RECEIVAB	1,409,957.63
OTHER CURRENT ASSETS	
Investments-Unrestricted	3,292,461.30
Investments-Restricted	1,955,143.47
Investments Restricted -WC Self Insura	368,788.52
Prepaid Insurance Auto	36,148.76
Prepaid Insurance Property	572,728.63
Prepaid Insurance Liability	184,866.27
Prepaid Insurance Fidelity Bond	2,539.50
Prepaid Insurance Workers Comp	3,193.23
Insurance Surplus Deposits	1,318,504.16
TOTAL OTHER CURRENT ASSETS	7,734,373.84
TOTAL CURRENT ASSETS	39,842,572.57

NONCURRENT ASSETS:**FIXED ASSETS**

Development Cost	60,648,442.21
Development Cost Contra	-60,648,442.21
Land	13,227,104.61
Buildings	226,435,295.39
Furniture and Equipment-Dwelling	153,860.00
Furniture and Equipment-Nondwelling	490,680.70
Vehicles - Nondwelling	349,860.92
Leashold Improvements -Solar Panels	437,840.00
Site Improvement	11,595,141.17
Construction in Progress	8,236,647.86
Accum Depreciation-Buildings	-180,208,631.07
Accum Depreciation-Furn & Equip Dwel	-153,860.00
Accum Depreciation-Furn & Equip Nonc	-400,755.44
Accum Depreciation-Vehicles	-313,692.17
Accum Depreciation-Leashold Improver	-255,406.63
Accum Depreciation-Site Improvements	-4,297,098.25
Operations	9,864,372.33
Administration & Other Costs	5,398,485.42
Project Coordinator	543,708.19
Computer/Related Equip	79,072.51
Travel Costs	31,216.79

Balance Sheet

Period = Nov 2022

Book = Accrual

	Current Balance
Legal Support Services	93,000.00
Technical Assistance	60,237.52
Rent Incentives	1,112,980.00
Case Management	1,400,992.01
CFG-Fees & Cost	307,184.09
CFG-Fee & Cost-Soft	1,810,387.74
Soft Cost Contra	-20,981,814.59
CFG-Hard Cost Contra	-12,286,092.84
CFG-Site Improvement	555,348.64
CFG-Site Improvement-Soft	250,778.27
CFG-Dwelling Structure	11,439,363.73
CFG-Dwelling Structure-Soft	303,951.69
CFG-Dwelling Equipment	43,490.56
CFG-Dwelling Equipment-Soft	16,367.68
CFG-Non-Dwelling Structure	76,693.50
CFG_Non-Dwelling Equip-Soft	10,976.94
CFG - Demolition	960.00
CFG-Relocation	4,687.50
CFG-Bond Debt Obligation	3,251,380.00
CFG-Contra Bond Debt Obligation	-3,251,380.00
TOTAL FIXED ASSETS (NET)	75,433,334.77
NOTES, LOANS & MORTGAGES RECEIVABLE	
Notes & Mortgages Receivable	110,729,848.09
Notes & Mortg Interest Receivable	1,603,727.30
Discount Notes/Amortization	-38,975,316.42
Darst HO- Notes & Mortgage Rec	80,000.00
Darst HO- Notes & Mortgage Rec	80,000.00
Darst HO- Notes & Mortgage Rec	80,000.00
Darst HO- Notes & Mortgage Rec	80,000.00
Darst HO- Notes & Mortgage Rec	18,540.95
Darst HO- Notes & Mortgage Rec	110,650.00
Darst HO- Notes & Mortgage Rec	75,929.00
Darst HO- Notes & Mortgage Rec	97,783.00
Darst HO- Notes & Mortgage Rec	107,011.00
Darst HO- Notes & Mortgage Rec	86,819.00
Darst HO- Notes & Mortgage Rec	108,843.00
Darst HO- Notes & Mortgage Rec	75,929.00
Darst HO- Notes & Mortgage Rec	95,951.00
Darst HO- Notes & Mortgage Rec	104,710.00
Darst HO- Notes & Mortgage Rec	69,939.00
Darst HO- Notes & Mortgage Rec	107,035.00
Darst HO- Notes & Mortgage Rec	112,951.00

Balance Sheet

Period = Nov 2022

Book = Accrual

	Current Balance
Darst HO- Notes & Mortgage Rec	104,710.00
Darst HO- Notes & Mortgage Rec	97,783.00
Darst HO- Notes & Mortgage Rec	86,200.00
Darst HO- Notes & Mortgage Rec	118,891.00
Darst HO- Notes & Mortgage Rec	116,590.00
Darst HO- Notes & Mortgage Rec	104,710.00
Darst HO- Notes & Mortgage Rec	107,011.00
Darst HO- Notes & Mortgage Rec	116,590.00
Darst HO- Notes & Mortgage Rec	89,571.00
Darst HO- Notes & Mortgage Rec	83,900.00
Darst HO- Notes & Mortgage Rec	87,041.00
Darst HO- Notes & Mortgage Rec	104,041.00
Darst HO- Notes & Mortgage Rec	91,283.00
Darst HO- Notes & Mortgage Rec	99,900.00
Darst HO- Notes & Mortgage Rec	87,041.00
Darst HO- Notes & Mortgage Rec	79,900.00
Darst HO- Notes & Mortgage Rec	91,283.00
Darst HO- Notes & Mortgage Rec	74,500.00
Darst HO- Notes & Mortgage Rec	82,900.00
Darst HO- Notes & Mortgage Rec	89,785.00
Darst HO- Notes & Mortgage Rec	91,283.00
Darst HO- Notes & Mortgage Rec	104,041.00
Darst HO- Notes & Mortgage Rec	88,900.00
Darst HO- Notes & Mortgage Rec	91,283.00
Darst HO- Notes & Mortgage Rec	87,041.00
Darst HO- Notes & Mortgage Rec	89,785.00
Darst HO- Notes & Mortgage Rec	105,900.00
Darst HO- Notes & Mortgage Rec	72,785.00
Darst HO- Notes & Mortgage Rec	74,500.00
Darst HO- Notes & Mortgage Rec	72,785.00
Darst HO- Discount Notes/Amortization	-80,000.00
Darst HO- Discount Notes/Amortization	-80,000.00
Darst HO- Discount Notes/Amortization	-80,000.00
Darst HO- Discount Notes/Amortization	-80,000.00
Darst HO- Discount Notes/Amortization	-18,540.95
Darst HO- Discount Notes/Amortization	-110,650.00
Darst HO- Discount Notes/Amortization	-75,929.00
Darst HO- Discount Notes/Amortization	-97,783.00
Darst HO- Discount Notes/Amortization	-107,011.00
Darst HO- Discount Notes/Amortization	-86,819.00
Darst HO- Discount Notes/Amortization	-108,843.00
Darst HO- Discount Notes/Amortization	-75,929.00

Balance Sheet

Period = Nov 2022

Book = Accrual

	Current Balance
Darst HO- Discount Notes/Amortization	-95,951.00
Darst HO- Discount Notes/Amortization	-104,710.00
Darst HO- Discount Notes/Amortization	-69,939.00
Darst HO- Discount Notes/Amortization	-107,035.00
Darst HO- Discount Notes/Amortization	-112,951.00
Darst HO- Discount Notes/Amortization	-104,710.00
Darst HO- Discount Notes/Amortization	-97,783.00
Darst HO- Discount Notes/Amortization	-86,200.00
Darst HO- Discount Notes/Amortization	-118,891.00
Darst HO- Discount Notes/Amortization	-116,590.00
Darst HO- Discount Notes/Amortization	-104,710.00
Darst HO- Discount Notes/Amortization	-107,011.00
Darst HO- Discount Notes/Amortization	-116,590.00
Darst HO- Discount Notes/Amortization	-89,571.00
Darst HO- Discount Notes/Amortization	-83,900.00
Darst HO- Discount Notes/Amortization	-87,041.00
Darst HO- Discount Notes/Amortization	-104,041.00
Darst HO- Discount Notes/Amortization	-91,283.00
Darst HO- Discount Notes/Amortization	-99,900.00
Darst HO- Discount Notes/Amortization	-87,041.00
Darst HO- Discount Notes/Amortization	-79,900.00
Darst HO- Discount Notes/Amortization	-91,283.00
Darst HO- Discount Notes/Amortization	-74,500.00
Darst HO- Discount Notes/Amortization	-82,900.00
Darst HO- Discount Notes/Amortization	-89,785.00
Darst HO- Discount Notes/Amortization	-91,283.00
Darst HO- Discount Notes/Amortization	-104,041.00
Darst HO- Discount Notes/Amortization	-88,900.00
Darst HO- Discount Notes/Amortization	-91,283.00
Darst HO- Discount Notes/Amortization	-87,041.00
Darst HO- Discount Notes/Amortization	-89,785.00
Darst HO- Discount Notes/Amortization	-105,900.00
Darst HO- Discount Notes/Amortization	-72,785.00
Darst HO- Discount Notes/Amortization	-74,500.00
Darst HO- Discount Notes/Amortization	-72,785.00
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Notes & Mortgage Rec	59,694.00
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Notes & Mortgage Rec	29,588.00

Balance Sheet

Period = Nov 2022

Book = Accrual

	Current Balance
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Notes & Mortgage Rec	60,000.00
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Notes & Mortgage Rec	60,000.00
Blumeyer HO- Notes & Mortgage Rec	60,000.00
Blumeyer HO- Notes & Mortgage Rec	60,000.00
Blumeyer HO- Notes & Mortgage Rec	60,000.00
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Notes & Mortgage Rec	60,000.00
Blumeyer HO- Notes & Mortgage Rec	60,000.00
Blumeyer HO- Notes & Mortgage Rec	60,000.00
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Notes & Mortgage Rec	60,000.00
Blumeyer HO- Notes & Mortgage Rec	60,000.00
Blumeyer HO- Notes & Mortgage Rec	39,626.39
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Notes & Mortgage Rec	60,000.00
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Discount Notes/Amortiza	-40,000.00
Blumeyer HO- Discount Notes/Amortiza	-59,694.00
Blumeyer HO- Discount Notes/Amortiza	-40,000.00
Blumeyer HO- Discount Notes/Amortiza	-40,000.00
Blumeyer HO- Discount Notes/Amortiza	-40,000.00
Blumeyer HO- Discount Notes/Amortiza	-40,000.00
Blumeyer HO- Discount Notes/Amortiza	-29,588.00
Blumeyer HO- Discount Notes/Amortiza	-40,000.00
Blumeyer HO- Discount Notes/Amortiza	-60,000.00
Blumeyer HO- Discount Notes/Amortiza	-40,000.00
Blumeyer HO- Discount Notes/Amortiza	-60,000.00
Blumeyer HO- Discount Notes/Amortiza	-60,000.00
Blumeyer HO- Discount Notes/Amortiza	-60,000.00
Blumeyer HO- Discount Notes/Amortiza	-60,000.00
Blumeyer HO- Discount Notes/Amortiza	-40,000.00
Blumeyer HO- Discount Notes/Amortiza	-60,000.00
Blumeyer HO- Discount Notes/Amortiza	-60,000.00
Blumeyer HO- Discount Notes/Amortiza	-60,000.00
Blumeyer HO- Discount Notes/Amortiza	-40,000.00

Balance Sheet

Period = Nov 2022

Book = Accrual

	Current Balance
Blumeyer HO- Discount Notes/Amortiza	-40,000.00
Blumeyer HO- Discount Notes/Amortiza	-40,000.00
Blumeyer HO- Discount Notes/Amortiza	-40,000.00
Blumeyer HO- Discount Notes/Amortiza	-60,000.00
Blumeyer HO- Discount Notes/Amortiza	-60,000.00
Blumeyer HO- Discount Notes/Amortiza	-39,626.39
Blumeyer HO- Discount Notes/Amortiza	-40,000.00
Blumeyer HO- Discount Notes/Amortiza	-40,000.00
Blumeyer HO- Discount Notes/Amortiza	-40,000.00
Blumeyer HO- Discount Notes/Amortiza	-60,000.00
Blumeyer HO- Discount Notes/Amortiza	-40,000.00
Cochran HO- Notes & Mortgage Rec	226,234.67
Cochran HO- Notes & Mortgage Rec	70,000.00
Cochran HO- Notes & Mortgage Rec	49,000.00
Cochran HO- Notes & Mortgage Rec	70,000.00
Cochran HO- Notes & Mortgage Rec	58,600.00
Cochran HO- Notes & Mortgage Rec	33,801.00
Cochran HO- Notes & Mortgage Rec	33,801.00
Cochran HO- Notes & Mortgage Rec	27,204.00
Cochran HO- Notes & Mortgage Rec	27,204.00
Cochran HO- Notes & Mortgage Rec	60,000.00
Cochran HO- Notes & Mortgage Rec	39,807.00
Cochran HO- Notes & Mortgage Rec	60,000.00
Cochran HO- Notes & Mortgage Rec	40,000.00
Cochran HO- Discount Notes/Amortizat	-70,000.00
Cochran HO- Discount Notes/Amortizat	-49,000.00
Cochran HO- Discount Notes/Amortizat	-70,000.00
Cochran HO- Discount Notes/Amortizat	-58,600.00
Cochran HO- Discount Notes/Amortizat	-33,801.00
Cochran HO- Discount Notes/Amortizat	-27,040.80
Cochran HO- Discount Notes/Amortizat	-16,322.40
Cochran HO- Discount Notes/Amortizat	-10,881.60
Cochran HO- Discount Notes/Amortizat	-60,000.00
Cochran HO- Discount Notes/Amortizat	-39,807.00
Cochran HO- Discount Notes/Amortizat	-60,000.00
Cochran HO- Discount Notes/Amortizat	-40,000.00
Notes & Mortgages - SOLAR	495,857.00
Notes & Mortgages - SOLAR	763,951.00
Notes & Mortgages - SOLAR	378,694.00
Notes & Mortgages - SOLAR	729,267.00
Notes & Mortgages - SOLAR	1,094,594.00
Notes & Mortgages - SOLAR	164,075.00

Balance Sheet

Period = Nov 2022

Book = Accrual

	Current Balance
Notes & Mortgages - SOLAR	700,642.00
Notes & Mortgages - SOLAR	434,502.00
Notes & Mortgages - SOLAR	846,592.00
TOTAL NOTES, LOANS & MORTGAGE RECEIVABLE	79,226,631.84
TOTAL NONCURRENT ASSETS	154,659,966.61
TOTAL ASSETS	194,502,539.18

LIABILITIES & EQUITY**LIABILITIES:****CURRENT LIABILITIES:**

A/P Vendors and Contractors	-549,445.42
A/P Vendors and Contractors	121,202.15
Tenant Security Deposits-S8 offset	691.00
Tenant Security Deposits	278,871.70
Security Deposit Clearing Account	723.43
Security Deposit-Pet	2,546.00
Dental Deduction	-1,171.88
Retirement Insurance	316.42
Section 125 Childcare Deduction	5.00
Section 125 Medical Deduction	11,449.69
Medical Insurance	-5,929.48
Long Term Disability	212.08
Vision Insurance	337.54
Voluntary/Term Life Ins Deduction	37.62
Colonial Life Ins Deduction	547.69
A/P -Other	1,975.19
Current Portion of LT Debt -Solar Panel	10,629.96
Current Portion of LT Debt - Bonds	825,000.00
Accrued Interest Payable-Bonds	14.77
Accrued Payroll & Payroll Taxes	113,076.57
Accrued Liabilities-Other	425,000.00
Accrued Liabilities-Other	3,502.12
Accrued Compensated Absences-Current	61,709.95
Prepaid Bank Rent-PNC	2,933.33
Tenant Prepaid Rents	10,663.97
TOTAL CURRENT LIABILITIES	1,314,899.40

NONCURRENT LIABILITIES:

Accrued Compensated Absences-LT	388,980.14
FSS Escrow	384,308.17

Balance Sheet

Period = Nov 2022

Book = Accrual

	Current Balance
Loan Payable LT-Solar Panels	316,246.12
Bonds Payable-Long Term	3,720,000.00
Bonds LT-HUD Guaranteed Issued	116,802,000.00
Bonds LT_HUD Guarantee Retired	-116,802,000.00
TOTAL NONCURRENT LIABILITIES	4,809,534.43
TOTAL LIABILITIES	6,124,433.83
EQUITY	
RESERVED FUND BALANCE:	
Restricted Net Position	93,328,813.94
Restricted Net Position	99,562.00
TOTAL RESERVED FUND BALANCE	93,428,375.94
RETAINED EARNINGS:	
Invested in Capital Assets-Net of Debt	72,734,553.08
Unrestricted Net Assets-Retained Earni	20,616,717.54
Unrestricted Net Assets -Retained Earn	1,598,458.79
TOTAL RETAINED EARNINGS:	94,949,729.41
TOTAL EQUITY	188,378,105.35
TOTAL LIABILITIES AND EQUITY	194,502,539.18

Income Statement

Period = Nov 2022

Book = Accrual

	Period to Date	Year to Date
REVENUE & EXPENSES		
INCOME		
TENANT INCOME		
Rental Income		
Tenant Rent	510,381.00	1,036,390.96
Utility Reimb.-LIPH	-31,461.00	-69,227.00
Utility Reimbursement Refund	0.00	-550.00
Less: Concessions	-517.00	-517.00
Total Rental Income	478,403.00	966,096.96
Other Tenant Income		
Laundry and Vending	0.00	58.12
Cleaning Fee	0.00	-2,089.00
Damages/Maintenance	23.42	-3,028.40
Late Charges	26,526.50	52,907.50
Misc TPA Bal Forward	100.00	200.00
PA account for MiscPABF	-100.00	-200.00
Misc.Tenant Income	-26.00	124.00
Vacate Charges	2,720.00	10,203.00
Total Other Tenant Income	29,243.92	58,175.22
NET TENANT INCOME	507,646.92	1,024,272.18
GRANT INCOME		
HUD PHA Operating Grants/Subsidy	1,014,594.43	2,014,888.59
HUD PHA Operating Grants/Subsidy	109,508.00	219,016.00
Capital Fund Revenue	-292,618.00	-585,236.00
Capital Fund Revenue-PMC	292,618.00	585,236.00
Section 8 HAP Earned	3,689,083.00	7,383,197.00
Section 8 Admin. Fee Income	404,936.00	827,289.00
Capital Fund Grants	201,192.72	282,953.37
Capital Fund Grants-Soft Costs	4,147,129.48	4,585,737.71
TOTAL GRANT INCOME	9,566,443.63	15,313,081.67
OTHER INCOME		
Interest Income	853.67	1,550.42
Interest Income -Private Management	147.25	267.13
Investment Income - Unrestricted	2,166.83	3,129.56
Investment Inc -Restricted Non-Allocated	9,157.41	16,930.84
Investment Income - WC Self Insurance	0.00	46.48
Fraud Recovery PH	0.00	-7,286.96
Market Value Adjustment	0.00	1,236.48

Income Statement

Period = Nov 2022

Book = Accrual

	Period to Date	Year to Date
Non-Dwelling Rent	1,200.00	2,400.00
Vending Income-James House TAB	210.08	792.77
Vending Income-Euclid TAB	0.00	268.24
Vending Income-Parkview	1,790.55	3,356.04
Vending Income-Lafayette TAB	24.89	76.55
Vending Income-Badenhaus TAB	76.46	167.42
Other Miscellaneous Income	129,339.05	172,912.16
Other Income-Bank Rent	2,933.33	5,866.66
Other Income-Link Market Ren	1,070.00	1,070.00
Other Misc Income-Renaissance	4,593.37	4,593.37
Pension Forfeitures	2,117.42	2,117.42
Insurance Proceeds	0.00	110,104.01
TOTAL OTHER INCOME	155,680.31	319,598.59
TOTAL INCOME	10,229,770.86	16,656,952.44
EXPENSES		
OPERATING EXPENSES		
ADMINISTRATIVE		
Administrative Salaries		
Administrative Salaries	315,018.85	540,416.64
Administrative Salaries	51,646.45	116,012.38
Administrative Salaries-PT	7,468.75	15,177.92
FICA	23,544.89	38,568.71
Health Benefits	42,852.21	76,279.50
Retirement Benefits	31,608.04	54,990.79
Unemployment Insurance	107.74	239.60
Long Term Disability	310.93	541.40
Dental	1,873.30	3,337.74
Cell Phones	1,221.94	2,138.36
Beneflex HSA	0.00	9,261.98
Employee Benefit Contribution-Admin	6,611.60	12,665.74
WC Self-Insurers Qtrly Taxes	209.70	209.70
Total Administrative Salaries	482,474.40	869,840.46
Legal Expense		
Legal Services	1,411.86	11,024.99
Legal Services	680.00	680.00
Total Legal Expense	2,091.86	11,704.99
Other Admin Expenses		
Staff Training	3,347.89	3,347.89
Staff Training	1,390.43	2,817.16

Income Statement

Period = Nov 2022

Book = Accrual

	Period to Date	Year to Date
Travel	520.38	520.38
Port Out Admin Fee Paid	1,102.77	2,406.06
Total Other Admin Expenses	6,361.47	9,091.49
Miscellaneous Admin Expenses		
Office Supplies	7,942.83	10,516.28
Office Supplies	1,861.92	5,005.78
Postage	0.00	14,746.99
Postage	1,096.07	2,414.45
Advertising	527.62	527.62
Fiscal Agent Fees	400.00	400.00
Printing & Publications	353.97	353.97
Printing & Publications	148.72	298.72
Telephone	1,032.92	1,032.92
Telephone	5,699.95	10,210.30
Maint Agreement-Office Equipment	0.00	1,079.68
Maint Agreement-Office Equipment	650.00	832.00
Leased Agreement-Office Equipment	150.00	150.00
Private Management Fees	35,274.70	70,512.90
Professional/Technical Services	22,501.47	68,195.27
Software License Fees	5,606.96	5,606.96
Software License Fees	967.41	2,045.97
Internet / Cable	1,304.82	1,304.82
Computer Supplies	21,518.33	22,710.83
Other Admin Expense	5,778.25	7,785.20
Other Admin Expense	1,711.14	4,924.50
Bank Fees	219.70	223.70
Bank Fees	3,398.54	6,825.70
D/A Testings/Results	26.85	26.85
Copying Expense	6,908.11	15,475.71
Copying Expense	603.71	1,213.13
Lease Expense -Non-Allocated	225.88	451.76
Landlord Late Fees	76.00	219.00
Allocated OH-Administrative Expense	4,685.59	8,835.67
Allocated OH-Legal Expense	46.52	218.77
Allocated OH-Utilities Expense	925.04	2,087.97
Allocated OH-Maintenance Expense	1,045.80	2,569.11
Allocated OH-Protective Services Expen	386.09	936.22
Allocated OH-Insurance Expense	733.55	5,052.70
Allocated OH-General Expense	6.80	6.80
Total Miscellaneous Admin Expenses	133,739.26	274,579.25
TOTAL ADMINISTRATIVE EXPENSES	624,666.99	1,165,216.19

Income Statement

Period = Nov 2022

Book = Accrual

	Period to Date	Year to Date
TENANT SERVICES		
Tenant Services Salaries	5,295.36	9,266.88
FICA	399.26	698.81
Health Benefits	678.66	1,187.65
Retirement Benefits	704.54	1,241.33
Long Term Disability	7.32	12.81
Dental	34.06	59.60
Cell Phones	46.16	80.78
Relocation Costs	281.21	281.21
Tenant Srv Rec/Pub/Other	883.00	1,180.68
Tenant Services -Gala	5,835.50	5,835.50
Tenant Srv Rec/Pub/Other-Clinton TAB	20.25	20.25
Tenant Srv Rec/Pub/Other-Parkview	600.00	2,129.25
Tenant Srv Rec/Pub/Other-Renaissance	514.10	858.08
Tenant Services Screening	1,490.41	1,490.41
Tenant Srv Lobby Monitors	2,090.00	4,415.00
Tenant Services -Other	175.05	-24.95
Tenant Services Other-Circle of Friends (SL	400.00	1,760.00
TOTAL TENANT SERVICES EXPENSES	19,454.88	30,493.29
UTILITIES		
Mixed Finance Utilities	131,652.38	258,504.77
Water	21,663.69	34,084.22
Electricity	57,046.78	154,568.69
Gas	23,997.54	35,101.82
Sewer	72,555.66	167,697.73
TOTAL UTILITY EXPENSES	306,916.05	649,957.23
MAINTENANCE AND OPERATIONS		
General Maint Expense		
Maintenance Labor-Grounds	39,932.54	85,273.25
Maint Labor -Janitorial Cleaning	66,486.18	136,421.93
Maintenance - Temporary Labor	16,080.33	17,969.40
Employee Benefit Contribution-Maint.	73,064.86	127,836.18
Maintenance Labor-Overtime	758.12	907.73
Total General Maint Expense	196,322.03	368,408.49
Materials		
Materials-Custodial	27,660.80	43,903.79
Materials-Electrical	7,074.28	9,581.94
Materials-Plumbing	2,136.77	9,125.84
Materials-Lawn Care	89.38	89.38
Materials-Tools/Equipment	4,417.17	4,558.31

Income Statement

Period = Nov 2022

Book = Accrual

	Period to Date	Year to Date
Materials-Boiler	0.00	7,819.11
Materials-Other	1,500.00	1,500.00
Materials-Other	-150.83	1,292.14
Materials-HVAC	912.83	4,879.50
Materials-Gas/Oil Vehicles	130.07	296.70
Materials-Appliances	19,779.15	39,036.11
Materials-Hardware	12,111.28	13,943.75
Materials-Paint	768.72	776.84
Materials-Flooring	3,934.20	3,934.20
Materials-Cabinets/Countertops Doors/'	1,935.01	2,749.49
Total Materials	82,298.83	143,487.10
Contract Costs		
Contract-Elevators	0.00	2,929.53
Contract-Elevators	7,693.66	16,476.62
Contract-Trash Removal	6,356.58	7,456.67
Contract-Trash Removal	15,508.21	41,301.43
Contract-Custodian	5,138.98	10,408.61
Contract-Custodian	87.71	2,868.05
Contract-Plumbing	31,034.06	67,168.69
Contract-Uniform Cleaning	2,609.71	4,457.24
Contract-Snow Removal	647.00	647.00
Contract-Grounds/Lawn	1,053.17	1,053.17
Contract-Grounds/Lawn	2,695.57	39,222.57
Contract-Auto Gas	2,421.49	2,445.49
Contract-Auto Gas	908.56	908.56
Contract-HVAC	-5,882.83	-5,882.83
Contract-HVAC	34,517.43	46,220.20
Contract-Fire Protection	260.00	260.00
Contract-Fire Protection	2,879.65	7,451.15
Contract-Vehicle Repairs	318.33	713.37
Contract-Vehicle Repairs	55.57	-34.66
Contract-Other	2,228.99	9,036.99
Contract-Exterior Building Repairs	0.00	1,869.08
Contract-Parking Lot Repairs	815.00	815.00
Contract-Parking Lot Repairs	17,730.34	17,730.34
Contract-Electrical	699.83	2,224.82
Contract-Extermination	2,446.35	5,054.04
Contract-Flooring Installation	37,268.37	42,777.74
Contract-Painting/Wall Repairs	11,655.00	20,454.45
Contr-Cabinet/Counters/Door/Windows	4,296.83	9,263.69
Contract-Lease Automobiles	3,381.40	3,558.10
Contract-Occupancy Permits	31.50	181.50

Income Statement

Period = Nov 2022

Book = Accrual

	Period to Date	Year to Date
Contract-Bed Bug Eradication	450.00	900.00
Total Contract Costs	189,306.46	359,936.61
TOTAL MAINTENACE EXPENSES	467,927.32	871,832.20
 PROTECTIVE SERVICES		
Security Cameras	702.54	702.54
Security Alarm Service	76.50	170.85
Security/Law Enforcement	6,701.30	22,806.53
Security Enforcement-Police	3,353.33	860,484.90
TOTAL PROTECTIVE SERVICES	10,833.67	884,164.82
 INSURANCE PREMIUMS		
Workers Comp Claims	32.74	32.74
Auto Insurance	2,427.99	8,206.86
Auto Insurance	570.48	1,155.91
Property Insurance	57,272.86	114,545.72
Fidelity Bond Insurance	225.73	479.68
Fidelity Bond Insurance	1,365.51	2,766.79
Liability Insurance	18,736.59	37,223.18
Excess Workers Comp Insurance	3,193.27	6,386.54
Excess Workers Comp Insurance	5,000.25	10,152.01
TOTAL INSURANCE PREMIUMS	88,825.42	180,949.43
 GENERAL EXPENSES		
Misc. Taxes/Liscenses/Insurance	0.00	324.00
Other General Expense	234,507.52	484,883.02
Other General Expense	161.54	161.54
PH FSS Escrow Expense	3,536.04	8,737.04
ACC Reserve Shortfall Disbursement	20,936.00	141,536.46
TOTAL GENERAL EXPENSES	259,217.10	635,861.06
TOTAL OPERATING EXPENSES	1,777,841.43	4,418,474.22
 NON-OPERATING ITEMS		
EXTRAORDINARY EXPENSES		
Extraordinancy Maint-Parkview	0.00	35,542.85
Casualty Loss Expense	54,898.86	72,228.21
TOTAL EXTRAORDINARY EXPENSES	54,898.86	107,771.06
 HOUSING ASSISTANCE PAYMENTS		
Housing Assistance Payments	3,670,729.00	7,497,935.00
Tenant Utility Payments-Voucher	160,354.00	304,730.00
Portable Out HAP Payments	31,351.00	63,410.00

Income Statement

Period = Nov 2022

Book = Accrual

	Period to Date	Year to Date
FSS Escrow Payments	12,611.00	11,771.00
TOTAL HOUSING ASSISTANCE PAYMENTS	3,875,045.00	7,877,846.00
OTHER FINANCING SOURCES		
Equity Transfer Capital Assets IN	201,192.72	282,953.37
Equity Transfer Capital Assets OUT	201,192.72	282,953.37
Operating Transfers IN	3,161,316.24	3,511,416.00
Operating Transfers OUT	3,161,316.24	3,511,416.00
TOTAL OTHER FINANCING SOURCES	0.00	0.00
TOTAL NON-OPERATING ITEMS	3,929,943.86	7,985,617.06
UTILITY CONSUMPTION		
Water Consumption	10,883.11	17,655.91
Water Consumption Contra	10,883.11	17,655.91
Electric Consumption	626,077.00	1,522,824.00
Electric Consumption Contra	626,077.00	1,522,824.00
Gas Consumption	20,487.00	26,484.00
Gas Consumption Contra	20,487.00	26,484.00
Sewer Consumption	12,380.00	29,033.00
Sewer Consumption Contra	12,380.00	29,033.00
TOTAL UTILITY CONSUMPTION	0.00	0.00
TOTAL EXPENSES	5,707,785.29	12,404,091.28
NET INCOME	4,521,985.57	4,252,861.16

DEVELOPMENT

MEMORANDUM

To: Alana C. Green, Executive Director

From: Jason Hensley, Director of Real Estate Development

Date: January 11, 2023

Subject: Development and Modernization Department Board Report

The Development and Modernization Department's highlights for the month of December are described below:

General

Request for Qualifications (RFQ) – Clinton-Peabody Apartments – Seven proposals were received on April 19, 2022 in response to the RFQ seeking a master developer for the redevelopment of Clinton-Peabody. Each firm was invited to make an in-person presentation to the Selection Committee on June 13th, 14th, and 15th and were given two hours to present and two hours to answer questions.

SLHA notified the highest scoring firm in August that they had been selected for negotiations to become the Master Developer for the Clinton-Peabody Apartments. The SLHA Negotiation Committee has finalized the terms to be used for the negotiations. These negotiations began in October.

A Developer Designation Agreement was signed with Preservation of Affordable Housing (POAH) on November 22, 2022, allowing SLHA to negotiate the full Master Developer Agreement with the selected developer in the coming months.

POAH began creating their Community Engagement Plan (CEP) for working with residents and getting their input on any future development. Residents were able to meet POAH staff at the Harvest Festival held at the Al Chappelle Community Center in November and POAH is planning a larger event the first week in February. They will have a draft of the CEP given to SLHA in January.

Safety and Security Grant Application (Parkview) – A Safety and Security Grant application was sent in June requesting funding for a card access system for Parkview Apartments. The application detailed the need for additional security at Parkview and how a card access system could prevent unauthorized people from entering the building. A response to the application is expected in the fall.

SLHA was notified in October that the Safety and Security Grant for the Parkview access system was not funded during this round of applications. The Development and Modernization staff have reviewed options for completing the safety and access system through other means.

A scope of work is being completed, which will be released to the contracting community in January. Bids will be due in February and the lowest, responsible and responsive bidder will be selected.

Physical Needs Assessment & Energy Audit (PNA) – Draft reports have been received from Bureau Veritas for the Section 18 applications on Hodiamont and Clinton-Peabody.

Environmental Review (Clinton-Peabody) – Development and Modernization engaged SCI Engineering in March to complete the additional environmental activities required by HUD. An application to the state Department of Natural Resources (DNR) was submitted in May. A Letter of Agreement (LOA) was received from DNR in August after an extensive comment period. The LOA has been accepted by DNR and the project has been enrolled in the DNR program. A draft of Remedial Action Plan (RAP) is under review.

As background: the Phase II report for Clinton-Peabody was submitted to HUD for review during the month of January. HUD requested additional environmental activities be undertaken by SLHA before final approval is granted. The Missouri Department of Natural Resources needs one final response from a federal agency before it can begin the work of drafting a plan for the clean-up of the site.

Completed and Ongoing Projects

LaSalle Park Apartments Security Cameras – SLHA was awarded a security grant through HUD for the installation of security cameras in December 2021. The project has been awarded. The acquisition plan and bid documents were submitted in April and the solicitation was released to the contracting community in June. Bids were received in July and an award to a contractor was made in August. Installation of the cameras has been delayed due to unforeseen conditions onsite. Initially, the cameras were to be placed on the street lights throughout the development, but it was discovered that power was cut to the lights during the day. It would have been prohibitively expensive to correct. It was determined that the cameras should be moved to the structures on site, however, the electrician discovered that the power supply was too high for the equipment. The contractor and SLHA staff will be determining a solution for the power supply issue and will negotiate a price for the fix in January.

Lafayette Townhomes (2900 Park) – This project was evaluated for structural issues in the building. The results of the evaluation show a need for shoring of the building and additional repairs. Bid documents for the repair of this four-unit building were completed in April. The solicitation for 2900 Park was issued in June and proposals were received in September. A contract award recommendation was issued in October. The contract was signed in December and a preconstruction meeting will be held in early-January so that a notice to proceed can be issued in January.

The successful completion of the project will return four (4) units of housing back to productive use and occupancy.

Northside Scattered Site (NSSS) Walnut Park Unit Repairs – Four (4) single-family units in Walnut Park are currently in modernization status and will receive comprehensive renovations. A purchase order for services has been issued to Unified Contracting Services who will perform the necessary repairs. Work on all four (4) units began in June, with a 60-day duration for all four (4) units.

Construction was completed and the final unit was occupied in December. Closeout activities are underway.

Parkview Parking Deck Evaluation – Stabilization efforts on the Parkview Parking Deck were completed in May. The Development and Modernization staff are currently working on a permanent solution for the parking deck. This process will likely take six (6) to nine (9) months to complete.

Parkview Building Exterior Repairs – This project includes the stabilization of spalling concrete and necessary repair of the failed caulk around window seals on the exterior of the building. Work began in earnest on the exterior caulking and concrete repair in May.

Work on the front and rear of the building was 95 percent completed in August, with the remaining unforeseen condition repairs completed in December. The project was completed ahead of schedule.

The contractor began work on final punch list items that need to be addressed before the project can be considered fully complete.

Lookaway Exterior Building Repairs – The construction process is on-going for new siding at Lookaway. Preparation work was completed in June, with sidewalk repairs and tree trimming beginning. All siding products are on site and installation began in July. Six (6) of the seventeen (17) houses were completed by the end of September. The project was completed in December, with punch list repair items scheduled for January.

Hodiamont Board Up – The property was boarded up and fenced in June. The Development and Modernization staff are monitoring the site until a Section 18 application can be submitted to HUD and approved for disposition.

LaSaison Phase I – LaSaison Phase I has completed construction of five (5) single-family homes by Habitat for Humanity St. Louis (HFHSL). Families have been identified by HFHSL for each of the homes and four (4) of the properties have transferred ownership. One (1) unit remains for transfer in Phase I.

LaSaison Phase II – Work began in April to clear title issues related to the remaining five (5) parcels. The title issues have been resolved.

Euclid Plaza Roof Replacement and Exterior Repairs – Two (2) bids were received for this project. A recommendation was made for Raineri Construction as the apparent low bidder and a contract was signed in July. Under current market conditions, the lead time for roofing materials is running around six (6) months, so the materials have been ordered and submittal

approval is underway now. Concrete repairs began in December to take advantage of favorable weather conditions at the time.

Solicitations

General Architectural and Engineering Services – Five (5) proposals were received on April 28, 2022. The Review Committee for the solicitation evaluated each of the proposals and invited the responding firms for interviews in July. The interviews were completed in August and each firm met the requirements of the solicitation. They were asked to provide fee schedules to compare and each was within a comparable range. Recommendations for contracts have been made. The contract to be used is under review.

Re-Solicitations

Parkview Elevator Replacement – This project is being re-solicited using a pre-qualification process to increase the likelihood of this project receiving a greater number of bids. The acquisition plan and bid documents were approved in April. Release of the re-solicitation occurred in early-July. The bid due date for the project was extended to October 20th in an attempt to solicit from a broader pool of contractors. The Development and Modernization staff reached out to an additional six (6) contractors to accomplish this goal.

Bids from three (3) contractors were received for the project in October. After a review of the proposals, the Development and Modernization staff determined that additional information was required to make a selection. Staff reached out to the firms and requested the supplementary information in late-November, with a due date of early-December. All three (3) firms responded, and the proposals will be scored and a recommendation will be made in January.

The California Garden Fence Replacement and Security Upgrades – SLHA staff has engaged an architect to add stair repair to the project scope of work. The design work will be complete in mid-September and the project will be resolicited in October.

Bids from two (2) firms were received on December 20th for the project. References are being checked and the selection process is moving forward.

On Hold Solicitations

Clinton-Peabody Unit Water Damage Repairs – Bidding for the re-solicitation of this project is on hold pending the completion of the review of the Phase II environmental inspection requested by HUD. (See Environmental Reviews)

Clinton-Peabody Unit Fire Damage Repairs – This project includes the rehabilitation of six (6) fire damaged units. An approved environmental review is required before the project can be officially awarded. (See Environmental Reviews.)

Badenhaus Sewer Repair – This re-solicitation has been placed on hold.

Cochran Gardens Mini-Mall – The Cochran Gardens Mini-Mall select demolition and repairs were completed in August. The design work for the project has been put on hold so that the occupancy needs of the agency can be addressed first.

DEVELOPMENT AND MODERNIZATION DECEMBER MONTHLY ACTIVITY REPORT

1/6/2023

Project Information						Mod Status				A/E Design					Contract Docs		Environmental Review				
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	Units in MOD	Placed in Mod (Date)	Mod Extension Expires	Mod Extension Request to HUD (Date)	Architectural / Engineering	A/E Task Order Issued (Date)	% SD	% DD	% CD	% Front End Docs Complete	% Uploaded Quest CDN	Section 106 Review Submitted to SHPO	SHPO Approval Date	Part 50 or Part 58	Environmental Review Record Submitted to HUD	HUD Approval of Environmental Review
MO001000034	LaSalle Park Apartments	II	Exterior Renovation	6	52	0	N/A	N/A	N/A	Grice / Trivers	10/1/2019	100%	100%	100%	100%	N/A	3/4/2015	3/12/2015	Part 50	3/24/2015	4/20/2015
MO001000034	LaSalle Park Apartments	II	Renovation	6	52	0	N/A	N/A	N/A	Grice / Trivers	3/22/2016	100%	100%	100%	100%	100%	3/4/2015	3/12/2015	Part 50	3/24/2015	4/20/2015
MO001000034	LaSalle Park Apartments	III	Renovation	5	48	0	N/A	N/A	N/A	Grice / Trivers	5/11/2018	100%	100%	100%	100%	100%	3/4/2015	3/12/2015	Part 50	3/24/2015	4/15/2015
MO001000019	Parkview Apartments	N/A	Building Security Camera System	1	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	100%	N/A	11/16/2020	Under Review	Emergency	N/A	N/A
MO001000002	Clinton-Peabody	N/A	Building Security Camera System	11	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	100%	N/A	12/17/2020	Under Review	Emergency	N/A	N/A
MO001000002	Clinton-Peabody	N/A	Mold/Water Damage Unit	7	23	23	9/30/2018	2/15/2023	12/27/2018	Sherman Carter Barnhart		100%	100%	100%	90%	90%	12/17/2020	6/3/2021	Part 50	9/11/2020	Pending
MO001000002	Clinton-Peabody	N/A	Fire Damage Unit Repairs	3	3	3	6/6/17, 12/22/17	2/15/2023	10/1/2018	Sherman Carter Barnhart		100%	100%	100%	90%	90%	12/17/2020	6/3/2021	Part 50	9/11/2020	Pending
MO001000038	Lafayette Townhomes	N/A	Structural Damage	1	4	4	8/1/19, 10/16/19	4/30/2023	10/16/2019	Grice / Trivers	On Hold	0%	0%	0%	0%	0%	N/A	N/A	Part 50	10/2/2020	10/19/2020
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0	0	N/A	N/A	N/A	Sherman Carter Barnhart		100%	100%	100%	90%	25%	11/16/2020	6/8/2021	Part 50	9/22/2020	1/14/2022
MO001000019	Parkview Apartments	N/A	Exterior Building Repairs/Water Infiltration	1	2	2	2/14/19, 3/8/19	1/31/2023	5/1/2022	Sherman Carter Barnhart		100%	100%	100%	75%	25%	11/16/2020	6/8/2021	Part 50	9/22/2020	1/14/2022
MO001000002	Clinton-Peabody	N/A	Lighting Repairs & Upgrades	31	0	0	N/A	N/A	N/A	N/A		30%	0%	0%	0%	0%	12/17/2020	6/3/2021	Part 50	9/11/2020	Pending
MO001000013	Euclid Plaza	N/A	Roof Replacement & Exterior Repairs	1	0	0	N/A	N/A	N/A	Sherman Carter Barnhart		100%	100%	100%	100%	100%	N/A	N/A	Part 50	9/11/2020	9/11/2020
MO001000019	Parkview Apartments	N/A	Parking Lot Repair/Reconstruction	1	0	0	N/A	N/A	N/A	Sherman Carter Barnhart		N/A	90%	0%	0%	0%	11/16/2020	6/8/2021	Part 50	9/22/2020	Pending
MO001000028	Badenhaus	N/A	Sewer Repairs	19	0	0	N/A	N/A	N/A	Sherman Carter Barnhart		100%	100%	100%	100%	100%	N/A	N/A	Part 50	9/22/2020	9/22/2020
MO001000038	California Gardens	N/A	Fencing Replacement Repairs	3	0	0	N/A	N/A	N/A	Sherman Carter Barnhart		100%	100%	100%	100%	100%	N/A	N/A	Part 50	9/23/2020	9/23/2020
MO001000002	Clinton-Peabody	N/A	Parking Lot Repair/Reconstruction	31	0	0	N/A	N/A	N/A	Grice / Trivers		50%	0%	0%	0%	0%	12/17/2020	6/3/2021	Part 50	9/11/2020	Pending
MO001000041	Lookaway	N/A	Exterior Improvements	17	0	0	N/A	N/A	N/A	Sherman Carter Barnhart		100%	100%	100%	100%	100%	N/A	N/A	Part 50	9/22/2020	10/21/2021
MO001000067	Preservation Square	I	Rehabilitation/New Construction		131	N/A	N/A	N/A	N/A	Roseman & Assoc.	N/A	100%	100%	100%	100%	N/A					
N/A	Homeownership, La Saison	I	New Home Construction	5	5	N/A	N/A	N/A	N/A	Killeen Studio Arch./Civil Design, Inc.	N/A	100%	100%	100%	100%	N/A			Part 58		
N/A	Homeownership, La Saison	II	New Home Construction	5	5	N/A	N/A	N/A	N/A	Killeen Studio Arch./Civil Design, Inc.	N/A	100%	100%	100%	100%	N/A			Part 58		
Various	PHA Wide	N/A	Physical Needs Assessment		2790	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	100%	100%	N/A	N/A	N/A	N/A	N/A
Various	PHA Wide	N/A	A&E Design/CA		TBD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0%	0%	N/A	N/A	N/A	N/A	N/A
MO001000002	Al Chappelle Building	N/A	Renovation	1	None	N/A	N/A	N/A	N/A	TBD	TBD	TBD	TBD	TBD	0%	0%	12/17/2020	Under Review	TBD	TBD	TBD
N/A	SLHA Central Office	N/A	Camera Installation	1	None	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A			N/A	N/A	N/A
MO00100041	Hodiamont Unit Repairs	N/A	Unit Repairs	3	22	22	5/1/2021	4/30/2023	5/1/2022	N/A	N/A	N/A	N/A	N/A	TBD	TBD	TBD	TBD	TBD	TBD	9/22/2020, Tier II required
MO00100041	Walnut Park	N/A	Unit Repairs	4	4	4	5/1/2021	10/31/2022	6/2/2020	N/A	N/A	N/A	N/A	N/A	TBD	TBD	TBD	TBD	TBD	TBD	10/21/2021

1/6/2023

Project Information						Acquisition Plan Info.					Contract Award & Performance Goals								
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	# of Construction/ Contract Days	Estimate Value	Date to Advertise	Pre-Bid Mtg Date	Contract Date	ICE Completion Date (Required >\$250K)	Contract Award - General Contractor / Developer	Contract Amount	% Sec 3 Bus	# Sec. 3 New Hires	MBE \$ (Value)	% MBE	WBE \$ (Value)	% WBE
MO001000034	LaSalle Park Apartments	II	Exterior Renovation	6	52	60	\$ 100,000	1/7/2020	1/15/2020	4/20/2020	N/A	Raineri Const.	\$ 109,947	0%	0	\$0	0%	\$ -	0%
MO001000034	LaSalle Park Apartments	II	Renovation	6	52	365	\$ 5,489,617	1/23/2017	2/16/2017	12/18/2017	2/22/2017	Raineri Const.	\$ 4,107,145	10.1%	0	\$1,003,447	24.4%	\$ 1,373,351	33.4%
MO001000034	LaSalle Park Apartments	III	Renovation	5	48	365	\$ 4,017,000	5/7/2019	5/23/2019	7/25/2019	11/6/2018	Raineri Const.	\$ 3,822,703	26.6%	1	\$2,282,731	46%	\$ 874,467	17.5%
MO001000019	Parkview Apartments	N/A	Building Security Camera System	1	0	60	\$ 81,476	5/5/2020	N/A	8/5/2020	N/A	The City's Finest	\$ 101,138	0%	0	\$0	0%	\$ -	0%
MO001000002	Clinton-Peabody	N/A	Building Security Camera System	11	0	60	\$ 105,000	5/5/2020	N/A	8/5/2020	N/A	The City's Finest	\$ 129,659	0%	0	\$0	0%	\$ -	0%
MO001000002	Clinton-Peabody	N/A	Mold/Water Damage Unit	7	23	150	\$ 1,200,000	5/9/2021	5/27/2021	REBID	10/23/2020	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000002	Clinton-Peabody	N/A	Fire Damage Unit Repairs	3	3	90	\$ 499,000	5/9/2021	5/27/2021	9/30/2021	10/23/2020	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000038	Lafayette Townhomes	N/A	Structural Damage	1	4	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0	730	\$ 1,000,000	5/9/2021	5/28/2021	REBID	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000019	Parkview Apartments	N/A	Exterior Building Repairs/Water Infiltration	1	2	90	\$ 640,000	5/9/2021	5/28/2021	TBD	N/A	Mid-Februaury 2022	\$640,000.00	TBD	TBD	TBD	TBD	TBD	TBD
MO001000002	Clinton-Peabody	N/A	Lighting Repairs & Upgrades	31	0	TBD	TBD	5/27/2021	6/10/2021	7/29/2021	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000013	Euclid Plaza	N/A	Roof Replacement & Exterior Repairs	1	0	90	\$ 313,270	5/9/2021	5/27/2021	TDB	10/23/2020	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000019	Parkview Apartments	N/A	Parking Lot Repair/Reconstruction	1	0	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000028	Badenhaus	N/A	Sewer Repairs	19	0	90	\$ 100,000	5/27/2021	6/10/2021	REBID	N/A	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000038	California Gardens	N/A	Fencing Replacement Repairs	3	0	90	\$ 70,000	8/30/2021	9/15/2021	9/30/2021	N/A	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000002	Clinton-Peabody	N/A	Parking Lot Repair/Reconstruction	31	0	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000041	Lookaway	N/A	Exterior Improvements	17	0	180	\$ 100,000	5/27/2021	6/10/2021	11/2/2021	N/A	11/2/2021	\$447,514.08	4.65%	TBD	\$35,838.00	8.01%	\$76,666.08	17.13%
MO001000067	Preservation Square	I	Rehabilitation/New Construction	131		420				6/30/2020		McCormack Baron Salazar/Altman	\$ 18,906,869	5%	108	\$4,418,129	23%	\$ 1,006,178	11%
N/A	Homeownership, La Saison	I	New Home Construction	5	5	365	\$ 1,271,329					Habitat for Humanity Saint Louis	\$ 409,250	1%	0	\$308,211	24%	\$ 109,816	9%
N/A	Homeownership, La Saison	II	New Home Construction	5	5	365	\$ 1,271,329					Habitat for Humanity Saint Louis	\$ 409,250						
Various	PHA Wide	N/A	Physical Needs Assessment	2790		120	\$ 210,000				TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Various	PHA Wide	N/A	A&E Design/CA	TBD		TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000002	Al Chappelle Building	N/A	Renovation	1	None	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
N/A	SLHA Central Office	N/A	Camera Installation	1	None	TBD	TBD		TBD	TBD	N/A	Tech Electronics	\$ 13,475	N/A	N/A	N/A	N/A	N/A	N/A
MO00100041	Hodiamont Unit Repairs	N/A	Unit Repairs	3	22	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	-
MO00100041	Walnut Park	N/A	Unit Repairs	4	4	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	-

DEVELOPMENT AND MODERNIZATION DECEMBER MONTHLY ACTIVITY REPORT

1/6/2023

Project Information						Contract Performance Status								
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	NTP Date	Original Completion Date	Modification - Extended Completion	Substantial Completion/Punch List Completed	Unit Turnover Starts	Unit Turnover Complete	Original Target % Complete (as of today)	Actual % Complete [Enter]	Contract Closeout Completion Date
MO001000034	LaSalle Park Apartments	II	Exterior Renovation	6	52	4/13/2020	6/12/2020	N/A	10/12/2020	N/A	N/A	100%	<div><div></div></div> 100%	11/11/2020
MO001000034	LaSalle Park Apartments	II	Renovation	6	52	12/18/2017	12/18/2018	12/30/2019	8/6/2020	8/5/2019	8/23/2019	100%	<div><div></div></div> 100%	
MO001000034	LaSalle Park Apartments	III	Renovation	5	48	1/8/2020	1/7/2021	5/14/2021	TBD	TBD	TBD	100%	<div><div></div></div> 100%	
MO001000019	Parkview Apartments	N/A	Building Security Camera System	1	0	8/10/2020	10/9/2020	10/19/2020	10/22/2020	N/A	N/A	100%	<div><div></div></div> 100%	
MO001000002	Clinton-Peabody	N/A	Building Security Camera System	11	0	8/10/2020	10/9/2020	N/A	10/15/2020	N/A	N/A	100%	<div><div></div></div> 100%	
MO001000002	Clinton-Peabody	N/A	Mold/Water Damage Unit	7	23	TBD	-	N/A	TBD	TBD	TBD	-		
MO001000002	Clinton-Peabody	N/A	Fire Damage Unit Repairs	3	3	TBD	-	N/A	TBD	TBD	TBD	-		
MO001000038	Lafayette Townhomes	N/A	Structural Damage	1	4	TBD	-	N/A	TBD	TBD	TBD	-		
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0	2/8/2021	2/8/2023	N/A	TBD	N/A	N/A	95%		
MO001000019	Parkview Apartments	N/A	Exterior Building Repairs/Water Infiltration	1	2	2/23/2021	5/24/2021	N/A	TBD	TBD	TBD	100%	<div><div></div></div> 95%	
MO001000002	Clinton-Peabody	N/A	Lighting Repairs & Upgrades	31	0	TBD	-	N/A	TBD	N/A	N/A	-		
MO001000013	Euclid Plaza	N/A	Roof Replacement & Exterior Repairs	1	0	3/16/2021	6/14/2021	N/A	TBD	N/A	N/A	100%		
MO001000019	Parkview Apartments	N/A	Parking Lot Repair/Reconstruction	1	0	TBD	-	N/A	TBD	N/A	N/A	-		
MO001000028	Badenhaus	N/A	Sewer Repairs	19	0	3/29/2021	6/27/2021	N/A	TBD	N/A	N/A	100%		
MO001000038	California Gardens	N/A	Fencing Replacement Repairs	3	0	4/5/2021	7/4/2021	N/A	TBD	N/A	N/A	100%		
MO001000002	Clinton-Peabody	N/A	Parking Lot Repair/Reconstruction	31	0	TBD	-	N/A	TBD	N/A	N/A	-		
MO001000041	Lookaway	N/A	Exterior Improvements	17	0	4/19/2021	10/16/2021	N/A	TBD	N/A	N/A	100%	<div><div></div></div> 100%	
MO001000067	Preservation Square	I	Rehabilitation/New Construction		131	6/28/2020	8/22/2021	N/A	TBD			100%	<div><div></div></div> 99%	
N/A	Homeownership, La Saison	I	New Home Construction	5	5	6/20/2018	6/20/2019	TBD		12/1/2020	1/31/2021	100%	<div><div></div></div> 100%	
N/A	Homeownership, La Saison	II	New Home Construction	5	5	TBD	-	N/A				-		
Various	PHA Wide	N/A	Physical Needs Assessment		2790	TBD	-	N/A	TBD	N/A	N/A	-	TBD	TBD
Various	PHA Wide	N/A	A&E Design/CA		TBD	TBD	-	N/A	TBD	N/A	N/A	-	TBD	TBD
MO001000002	Al Chappelle Building	N/A	Renovation	1	None	TBD	-	N/A	TBD	N/A	N/A	-	TBD	TBD
N/A	SLHA Central Office	N/A	Camera Installation	1	None	N/A	-	N/A	N/A	N/A	N/A	-	<div><div></div></div> 100%	
MO00100041	Hodiamont Unit Repairs	N/A	Unit Repairs	3	22	TBD	TBD	N/A	N/A	-	TBD	TBD		
MO00100041	Walnut Park	N/A	Unit Repairs	4	4	TBD	TBD	N/A	N/A	-	TBD	TBD		

DEVELOPMENT AND MODERNIZATION DECEMBER MONTHLY ACTIVITY REPORT

1/6/2023

Project Information						Monthly Narrative
Development Number	Development Name	Phase	Work Category	Buildi	Impa	
				ng	cted	Units
MO001000034	LaSalle Park Apartments	III	Renovation	5	48	The delay claim submitted has been paid. Final closeout activities are on-going.
MO001000002	Clinton-Peabody	N/A	Mold/Water Damage Unit Repairs	7	23	The solicitation for this project is being evaluated in anticipation of the completion of the Environmental review by HUD. HUD has requested that an environmental work plan be produced in response to the Phase II report before the environmental review will be approved. The work plan has been submitted to the state and is being reviewed.
MO001000002	Clinton-Peabody	N/A	Fire Damage Unit Repairs	3	3	The solicitation for this project is being evaluated in anticipation of the completion of the Environmental review by HUD. HUD has requested that an environmental work plan be produced in response to the Phase II report before the environmental review will be approved. The work plan has been submitted to the state and is being reviewed.
MO001000038	Lafayette Townhomes	N/A	Structural Damage	1	4	Three bids were received for this solicitation on September 8, 2022. The Notice of Award was issued to Raineri Construction on 10/24/2022. The construction contract was approved on 12/05/22 and sent to Raineri for signatures. A Pre-Construction Meeting is scheduled for 1/6/23.
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0	Three bids were received for this solicitation on October 20, 2022. All bids are being evaluated for contract recommendation and award.
MO001000019	Parkview Apartments	N/A	Exterior Building Repairs/Water Infiltration	1	2	All windows have been caulked and the sheet metal flashing installation is finished on the 2nd floor windows.
MO001000013	Euclid Plaza	N/A	Roof Replacement & Exterior Repairs	1	0	Long lead items are being submitted for review and approval so ordering can begin as soon as possible for this project. The "Notice to Proceed" was issued to the contractor on September 27, 2022. The pre-construction meeting was held on 10/24/2022. Shop drawings are being reviewed for approval and exterior concrete repairs are ongoing.
MO001000019	Parkview Apartments	N/A	Parking Lot Repair/Reconstruction	1	0	The parking deck at Parkview Elderly has temporary shoring to stabilization and support the deck. Architectural and Engineering Design services for the repair and reconstruction of the parking deck / garage are on-going.
MO001000028	Badenhaus	N/A	Sewer Repairs	19	0	This re-solicitation is on hold.
MO001000038	California Gardens	N/A	Fencing Replacement Repairs	3	0	Modernization staff has engaged an architect to add concrete stair repairs to the project scope of work. New solicitation documents for this project are out for bid. Two bids were received on December 20, 2022. The bids are being evaluated for contract recommendation and award.
MO001000002	Clinton-Peabody	N/A	Parking Lot Repair/Reconstruction	31	0	This project will be re-evaluated upon the completion of the Environmental review by HUD. HUD has requested that an environmental work plan be produced in response to the Phase II report before the environmental review will be approved. The work plan has been submitted to the state and is being reviewed.
MO001000041	Lookaway	N/A	Exterior Improvements	17	0	The installation of replacement siding is 100% complete. Concrete sidewalk repairs are complete. The Certificate of Substantial Completion was issued on November 18, 2022. The contractor is in the process of submitting all required closeout documents.
MO001000067	Preservation Square	I	Rehabilitation/New Construction		131	Carpentry rough in and framing is complete in 21 bldgs. Electrical, HVAC, plumbing and fire sprinkler rough in completed in 21 bldgs. Roofing is completed on 21 bldgs. Drywall installed in 21 bldgs. and ongoing in 1 bldgs. Windows installed in 21 bldgs. Siding is complete on 21 bldgs. Interior painting prime completed in 21 bldgs. Interior doors installed in 21 bldgs. Interior carpentry finishes completed in 21 bldgs. Punch list inspections have been completed on 21 bldgs.
N/A	NSS Homeownership, La Saison	I	New Home Construction	5	5	Five homes are complete and occupied. Homebuyer closings are completed on 4 homes. Closing for the final home is anticipated before the end of 2022.
N/A	NSS Homeownership, La Saison	II	New Home Construction	5	5	The financial closing date for Phase II is to be determined.
Various	PHA Wide	N/A	Physical Needs Assessment		2790	Agency Annual Plan and the 5-Year plan documents submissions have been accepted by HUD.
Various	PHA Wide	N/A	A&E Design/CA		TBD	Interviews were completed in August. Contract awards for general architectural and engineering services will be completed by the end of the year.
MO001000002	Al Chappelle Building	N/A	Renovation	1	None	Investigating funding.

DEVELOPMENT AND MODERNIZATION DECEMBER MONTHLY ACTIVITY REPORT

1/6/2023

Project Information							Monthly Narrative
Development Number	Development Name	Phase	Work Category	Build	Impa	cted Units	
N/A	SLHA Central Office	N/A	Camera Installation	1	None		This project has been completed
MO001000384	Hodiamont Emergency Unit Repairs	1	Emergency Unit Repairs	3	22		All residents have been relocated. All units have been boarded up and a security fence was installed around the perimeter of the property.
N/A	Walnut Park	N/A	Unit Repairs	1	None		Renovations are complete on all four units and are turned over to management. and the units are currently occupied.
MO001000160	McMillan Manor	N/A	Vacant Unit Repairs	1	10		This project is complete.

DEVELOPMENT AND MODERNIZATION DECEMBER MONTHLY ACTIVITY REPORT

Progress Photos: December 2022



Parkview Exterior Building Repairs



Walnut Park Vacant Unit Repairs



Lookaway Exterior Improvements



Euclid Roof Replacement & Exterior Building Repairs

St. Louis Housing Authority
Capital Fund Summaries
Open Capital Fund

AT 12/31/2022

Fund #		Total Budgeted	Total Obligated	Balance Unobligated	Total Expended	Balance Available	Obligation End Date	Expenditure End Date
MO36R00150214	548	4,056,915.00	4,056,915.00	0.00	4,056,915.00	0.00	31-Aug-2022	31-Aug-2022
MO36R00150115	552	667,167.00	667,167.00	0.00	667,167.00	0.00	31-Aug-2023	31-Aug-2023
MO36R00150215	553	1,921,301.00	716,748.19	1,204,552.81	483,218.96	1,438,082.04	29-Oct-2023	31-Aug-2023
MO36R00150116	555	379,956.00	37,995.60	341,960.40	37,995.60	341,960.40	29-Oct-2023	31-Aug-2024
MO36R00150216	556	1,888,651.00	188,865.10	1,699,785.90	188,865.10	1,699,785.90	29-Oct-2023	31-Aug-2024
MO36R00150117	558	294,831.00	29,483.10	265,347.90	29,483.10	265,347.90	29-Oct-2023	29-Apr-2025
MO36R00150217	559	1,785,875.00	178,587.50	1,607,287.50	178,587.50	1,607,287.50	29-Oct-2023	29-Apr-2025
MO36P00150118	562	10,026,279.00	10,026,279.00	0.00	10,025,116.25	1,162.75	28-Nov-2021	28-Nov-2023
MO36P00150119	563	8,787,844.00	8,032,421.52	755,422.48	6,562,444.55	2,225,399.45	15-Apr-2023	15-Apr-2025
MO36P00150120	564	9,020,933.00	4,491,806.31	4,529,126.69	4,487,867.36	4,533,065.64	25-Mar-2024	25-Mar-2026
MO36P00150121	565	8,312,009.00	7,395,521.08	916,487.92	4,855,052.84	3,456,956.16	22-Feb-2023	22-Feb-2025
MO36E00150121	566	123,277.00	123,062.43	214.57	2,277.22	120,999.78	9-Sep-2022	9-Sep-2023
MO36P00150122	567	9,596,182.00	989,618.10	8,606,563.90	411,021.20	9,185,160.80	23-May-2025	23-May-2027
Totals		\$69,453,346.00	\$49,526,595.93	\$19,926,750.07	\$44,578,137.68	\$24,875,208.32		
			71.3%		64.2%			

RESIDENT INITIATIVES

MEMORANDUM

To: Alana C. Green, Executive Director

From: Kellyn Holliday, Director of Resident and Community Engagement

Date: January 11, 2023

Subject: Resident Initiatives Board Report

ROSS/Service Coordinators

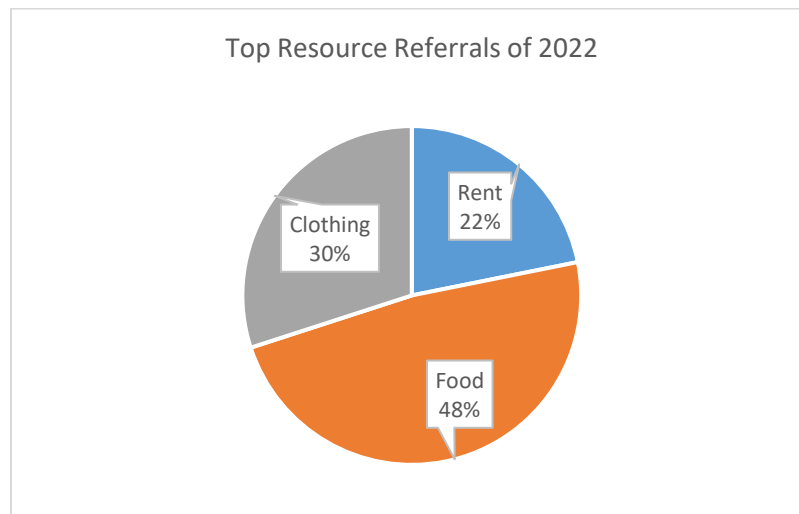
For the month of December 2022, the Service Coordinators made referrals for rental assistance (SAFHR and St. Louis Emergency Rent Assistance Program), utility assistance (People's Community Action Corporation) both LIHEAP programs, food pantry (Operation Food Search), clothing/household items (MCCB Transitions), mental health (Barnes-Jewish Hospital), and Adopt-A-Family. The Service Coordinators also partnered with the Demetrious Johnson Foundation, NSRL Association, and All About Care (home health assistance and free laptops).

The Service Coordinators visited several public housing sites to offer resources to residents.

The Resident Initiatives Department partnered with the St. Charles Police Department to offer Christmas gifts to select families. Approximately 12 families were gifted gifts.

Also, the Resident Initiatives Department was able to provide 125 bus tickets to needed participants.

Caseload management: 180 participants.



Seniors/ Disabled

For the month of December 2022, the Elderly and Disabled Services Coordinator made the following referrals at different developments:

Referral Type	Source	Number
Medicaid/Medicare	Family Service	6
Housekeeping / Chore services	Area on Aging	8
Mental Health / Substance Use	Hopewell	7

Meals on Wheels Delivered – 196

On December 16, the Circle of Friends held a Christmas luncheon. The group of seniors enjoyed an afternoon of socializing and dining. Awards were issued and raffles for holiday dinners were gifted. This event recognized the graduates of the Health and Wellness program, as well as Judy Bentley, former Executive Director of CHIPS, and Regina Stewart, former member of Circle of Friends and Resident Commissioner.



FSS

As of December 2022, the Housing Choice Voucher Family Self-Sufficiency (HCV-FSS) program had forty-four (44) participants, thirty-three (33) with escrow account and sixteen (16) actively receiving a monthly escrow credit.

There were twenty-seven (27) participants in the Public Housing Family Self-Sufficiency program (FSS-PH), of which sixteen (16) have escrow accounts and seven (7) are actively receiving a monthly escrow credit.

There were no FSS-HCV/PH graduate for the month of December.

FSS Staff	Participants			
	Total	Escrow	New	Engaged (%)
HCV	44	33	0	75.0%
PH	27	16	0	59.0%

FSS Program	Average Escrow			
	Monthly	Total	%Change	
HCV	\$ 134.66	\$ 5,007.60	0.03	
PH	\$ 144.77	\$ 6826.35	0.06	

Total FSS accounts are rebounding due to an increase in earned income and the number of recertifications being completed by the FSS coordinators.

TABs

No TAB meeting occurred in December. The TAB will reconvene in January 2023.

Upcoming Events/Goals

The Service Coordinators coordinated with the Director of Communications and the St. Charles Police Department's ***Santa Cops*** program to deliver toys and gift to several public housing residents who were selected by the Resident Initiatives team. *(See below)*



LEGAL

MEMORANDUM

To: Alana C. Green, Executive Director

From: Fran Bruce, Acting Contracting Officer

Date: January 11, 2023

Subject: Procurement Board Report

Capital Fund

A. Contracts Awarded

RD 22-06 Invitation for Bids (IFB) for Lafayette Townhomes for Structural Repairs and Unit Upgrades at 2900 Park Avenue. The Acquisition and Solicitation Plans were approved on June 13, 2022. The IFB was advertised in the June 23, 2022, edition of the St. Louis American and in the June 26, 2022 edition of the St. Louis Post-Dispatch. The IFB was released on June 20, 2022 online through bidding service QuestCDN. A virtual pre-bid meeting was held on June 30, 2022. On July 7, 2022, Addendum No. 1 was issued to provide pre-bid meeting minutes, revised general conditions, revised liquidated damages and to extend the bid due date July 28, 2022. On July 20, 2022, Addendum No. 2 was issued to postpone the solicitation until further notice. On August 16, 2022, Addendum No. 3 was issued to reinstate the solicitation. The addendum also revised the wage decision and provided revised solicitation dates. A pre-bid meeting was held on August 18, 2022, and a site visit was conducted on August 23, 2022. On August 22, 2022, Addendum No. 4 was issued to provide the pre-bid meeting minutes. On August 26, 2022, Addendum No. 5 was issued to provide the meeting minutes from the pre-bid site visit, revised general conditions and to extend the due date to September 8, 2022. Addendum No. 6, issued on August 30, 2022, provided architectural revisions to the construction specifications. Three (3) bids were received on September 8, 2022. A notice of award was issued to Raineri Construction, LLC on October 24, 2022, in the amount of \$642,034. Contract executed on December 6, 2022.

RD 21-07 Request for Qualifications (RFQ) for Architectural and Engineering Services. The Acquisition and Solicitation Plans were approved on June 7, 2021. The RFQ was advertised in the June 13, 2021 edition of the St. Louis

Post-Dispatch and in the June 17, 2021 edition of the St. Louis American. The RFQ was revised per comments and recommendations made by the Planning and Procurement Manager. A new bid date and virtual pre-bid meeting were rescheduled after the RFQ was approved. The RFQ underwent additional revisions related to the implementation of new federal guidelines for the SLHA Section 3 program. In February 2022, the solicitation was pending the final approval of the SLHA Section 3 Plan and changes necessary to the solicitation documents related to the updates. The Section 3 Plan was approved on January 24, 2022. The RFQ was revised and the Acquisition Plan was approved on January 30, 2022. The RFQ was advertised in the February 6, 2022 edition of the St. Louis Post-Dispatch and in the February 10, 2022 edition of the St. Louis American. The RFQ was released on February 8, 2022 and a pre-proposal meeting was held on February 22, 2022. On March 1, 2022, Addendum No. 1 was issued to provide the pre-proposal meeting minutes and to extend the proposal due date to April 14, 2022. On April 15, 2022, Addendum No. 2 was issued to respond to questions from requests for information received during the solicitation period and to extend the proposal due date to April 28, 2022. Five (5) proposals were received on April 28, 2022. The Modernization and Development department completed the due diligence review and received approval for a five (5) member evaluation team on June 8, 2022. The initial evaluation committee meeting was held on June 21, 2022. A progress meeting with the committee was held on July 13, 2022 to review scores. A procurement summary was prepared to get approval to enter into negotiations with the top ranked firms and to request a negotiation team. Interviews were conducted in early-August. The recommendation for award was approved on October 20, 2022. Contracts are being reviewed and scheduled to be awarded for general A&E services to five (5) firms in January

B. Solicitations Pending

- RD 21-01A Invitation for Bids (IFB) for Clinton-Peabody Fire Damage Unit Repairs for three (3) units. The Acquisition and Solicitation Plans were approved on October 27, 2022. This solicitation is on hold pending further discussion with the Development team for Clinton-Peabody.
- RD 21-02A Invitation for Bids (IFB) for re-bid of Clinton-Peabody Water Damage/Mold Unit Repairs for 27 Units. The Acquisition and Solicitation Plans were approved on August 1, 2021. The IFB was released on August 15, 2021 through the online bidding service QuestCDN. The IFB was advertised in the August 15, 2021 edition of the St. Louis Post-Dispatch and in the August 19, 2021 edition of the St. Louis American. Due to some upcoming technical content changes to the project, Addendum No. 1 was issued on August 30, 2021 to extend the due date for bids and to reschedule the virtual pre-bid meeting to September 14, 2021. On September 13, 2021, Addendum No. 2 was issued, extending the pre-bid conference date to

October 5, 2021 and the bid due date to October 21, 2021. Addendum No. 3 was issued on October 4, 2021 to move the pre-bid conference to the afternoon time of 1:30 p.m. on October 5, 2021. Addendum No. 4 was issued on October 19, 2021, extending the bid due date pending additional changes to the project design and specifications, as well as the pending approval of the environmental review from HUD. Addendum No. 5 was issued on November 2, 2021, postponing the solicitation until further notice because HUD notified SLHA of the need for a phase two environmental review. It is the expectation of SLHA to release this project to the public once the phase two environmental review has been completed. The environmental review is ongoing.

- RD 22-04 Request for Proposals (RFP) for Parkview Elevator Replacement. The Acquisition and Solicitation Plans were approved on June 13, 2022. The RFP was advertised in the June 23, 2022 edition of the St. Louis American and in the June 26, 2022 edition of the St. Louis Post-Dispatch. The RFP was released on June 23, 2022, online through bidding service QuestCDN. A virtual pre-bid meeting was held on June 30, 2022. Due to a lack of participation, the bid date for this project was extended to September 15, 2022. On September 2, 2022, Addendum No. 1 was issued to provide the pre-bid meeting minutes and to formally extend the due date. On September 7, 2022, Addendum No. 2 was issued to provide the revised A&E specification, wage rate determination and to extend the due date to September 22, 2022. On September 13, 2022, Addendum No. 3 was issued to add an additional site visit and to extend the due date to October 20, 2022. Addendum No. 4, issued on October 3, 2022, provided the meeting minutes from the pre-proposal meeting and added an additional site visit. The proposal due date remained the same for October 20, 2022. Three (3) proposals were received on October 20, 2022. The selection committee has been formed and the proposals are being evaluated. In November the committee requested additional information from all respondents. The information from each of the respondents was received on December 2, 2022. The selection committee will complete the selection process in January.
- RD 22-09 Invitation for Bids (IFB) for Renovation of the Cochran Plaza Mini-Mall. This project is on hold pending further discussions on the end use of the space.
- RD 22-10 Invitation for Bids (IFB) for California Gardens Fence Repair and Security Improvements. The Acquisition and Solicitation Plans were approved on October 12, 2022. The IFB was advertised in the November 6, 2022 edition of the St. Louis Post-Dispatch and in the November 10, 2022 edition of the St. Louis American. Solicitation documents were approved on October 12, 2022 and the IFB was issued on November 7, 2022. A pre-bid conference was held on November 17, 2022. Addendum No. 1, issued on November 18, 2022, provided the pre-bid meeting minutes. Addendum No. 2, issued November 29, 2022, incorporated architects' clarifications and revised

administrative Section 0400 of the plans and specifications. The due date for bids was December 6, 2022. Addendum No. 3 issued December 1, 2022, extended the bid due date to December 20, 2022. Two bids were received and the responsive and responsible review of the bids is being performed.

Other Contracting Activity

A. Contracts Awarded

FN 22-08 Request for Proposals (RFP) for Audit Services for the St. Louis Housing Authority, Ascend STL and Kingsbury Associates L.P. The Acquisition and Solicitation Plans were approved on July 13, 2022. The RFP was advertised in the July 21, 2022 edition of the St. Louis American and in the July 22, 2022 edition of the St. Louis Post-Dispatch. The RFP was released on July 25, 2022. A virtual pre-proposal meeting was held on August 3, 2022. On August 10, 2022, Addendum No. 1 was issued to provide the pre-proposal meeting minutes and to extend the proposal due date August 29, 2022. On August 29, 2022, three (3) proposals were received. An evaluation team was approved on September 7, 2022. Evaluation of the proposals were completed on September 28, 2022. A summary of the evaluations and a request for a negotiation team was approved on October 25, 2022. Notice to the negotiation team was provided on October 26, 2022, notice to the top ranked firm was provided on October 31, 2022 and a negotiation meeting was held November 4, 2022. A notice of award for Hayes and Associates, LLC was approved December 16, 2022, and the contract was executed December 20, 2022.

B. Solicitations Pending

None.

COMMUNICATIONS

MEMORANDUM

To: Alana C. Green, Executive Director

From: Val Joyner, Director of Communications

Date: January 11, 2023

Subject: Communications Board Report – October through December

ACTIVITY	TOTAL	DETAILS
Media Releases	1	Clinton-Peabody Developer Announcement
Outreach Events	11	
Print Creative	8	At-A-Glance Report Circle of Friends End of Year Reception Board Covers Clinton-Peabody Developer Announcement Staff Holiday Materials Administrative Materials: Name plates and business cards TAB Recruitment
Social Media Creative	5 videos	Holidays: Halloween, Thanksgiving, Christmas, and New Year Elderly Public Housing Promo Clinton-Peabody Fall Festival Highlights Breast Cancer Awareness (Resident Testimony)
	1 campaign	Winter Weather Preparedness (4)
	12 designs	Rent Café FSS Program Site Open and Close Staff Holiday Highlights Section 8 Landlord Briefing LaSalle Community Meeting Staff Thanksgiving Recipes Staff Acknowledgement (2) Veterans Day Aging Healthy
Facebook Posts	57	Highest Performing (Facebook): <ul style="list-style-type: none"> Partner Meet and Greet 605 Reach; 23 Engagement

Twitter Posts	59	<ul style="list-style-type: none"> • <i>Staff Thanksgiving Recipes</i> 485 Reach; 19 Engagement
LinkedIn Posts	13	<p>Highest Performing (Twitter)</p> <ul style="list-style-type: none"> • Staff Acknowledgment - Dream Dennis 471 Impressions; 18 Engagements • Demetrious Johnson Tribute • 289 Impressions: 7 Engagements <p>Highest Performing (LinkedIn)</p> <ul style="list-style-type: none"> • We're Hiring 159 Impression; 17 Engagements • Staff Acknowledgement – Dream Dennis 153 Impressions; 10 Engagements

Website and social media analytics are as follows:

Website Analytics	OCT	NOV	DEC
Total Sessions	10,516	9,378	8,345
New Visitors	5,714	5,241	4,589
Returning Visitors	1,764	1,570	1,427
Page Views	26,048	23,854	21,190
Missouri Visits	3,009	2,711	2,432
Illinois Visits	1,231	1,104	1,006
Mobile Access	4,037	3,540	3,199
Desktop Access	2,354	2,336	1,950
Tablet	55	60	57

Facebook	OCT	NOV	DEC
Total Followers: 1,801	2022	2022	2022
Reach	1,499	910	903
Visits	533	665	556
New likes	19	20	8

Twitter	OCT	NOV	DEC
Total Followers: 114	2022	2022	2022
Tweets	16	17	26
Impressions	1,011	605	2,224
Profile Visits	427	255	478
Mentions	10	2	3
New Followers	1	3	6

HUMAN RESOURCES

MEMORANDUM

To: Alana C. Green, Executive Director

From: Stacy D. Taylor, Director of Human Resources

Date: January 11, 2023

Subject: Human Resources Board Report

EMPLOYEE CENSUS AS OF DECEMBER 31, 2022

<u>Regular Full-Time</u>	<u>Temporary Full-Time</u>	<u>Part-Time</u>	<u>Total</u>
64	0	2	66

STAFFING CHANGES

New Employees Full-Time:

<u>Name</u>	<u>Title</u>
None this reporting period.	

New Employees Temporary Full-Time:

<u>Name</u>	<u>Title</u>
None this reporting period.	

New Employees Regular Part-Time:

<u>Name</u>	<u>Title</u>
None this reporting period.	

New Employees Temporary Part-Time:

<u>Name</u>	<u>Title</u>
None this reporting period.	

Promotions:

<u>Name</u>	<u>Former Title</u>	<u>New Title</u>
Ron Neal	Groundskeeper	Maintenance Tech

Status Change Acting Positions:

<u>Name</u>	<u>Former Title</u>	<u>New Title</u>
None this reporting period.		

Title Change:

<u>Name</u>	<u>Former Title</u>	<u>New Title</u>
None this reporting period.		

Status Change (Temporary to Regular Full-Time):

<u>Name</u>	<u>Former Title</u>	<u>New Title</u>
None this reporting period.		

Status Change (Temporary to Regular Part-Time):

<u>Name</u>	<u>Former Title</u>	<u>New Title</u>
None this reporting period.		

Status Change (Temporary Part-Time to Temporary Full-Time):

<u>Name</u>	<u>Former Title</u>	<u>New Title</u>
None this reporting period.		

RECRUITMENT**Number of Position Vacancies Published This Month: 0****Number of Position Vacancies Carried Over From Previous Month: 11****Applications****Received This Month****Position Vacancies Published this Month:**

None this reporting period.

Additional Applications Received this Month:

Accountant	3
Chief of Staff to the Executive Director	
Contract & Compliance Specialist-HCV	45
Financial Analyst	3
Groundskeeper	8
HQS Inspector	11
Housing Specialist	42
Landlord Relations Specialist	24
Maintenance Technician	6
Senior Maintenance Technician (Full-Time)	1
Senior Maintenance Technician (Part-Time)	1

Position Applied for by Residents:

None this reporting period.

EEO COMPLAINTS:

None this reporting period.

EMPLOYEE TRAINING – LOCAL:

<u>Name</u>	<u>Training</u>	<u>Hour</u>
Anthony Bennett	Role of the Maintenance Worker	6.0
Ron Neal	Role of the Maintenance Worker	6.0
John Young	Role of the Maintenance Worker	6.0

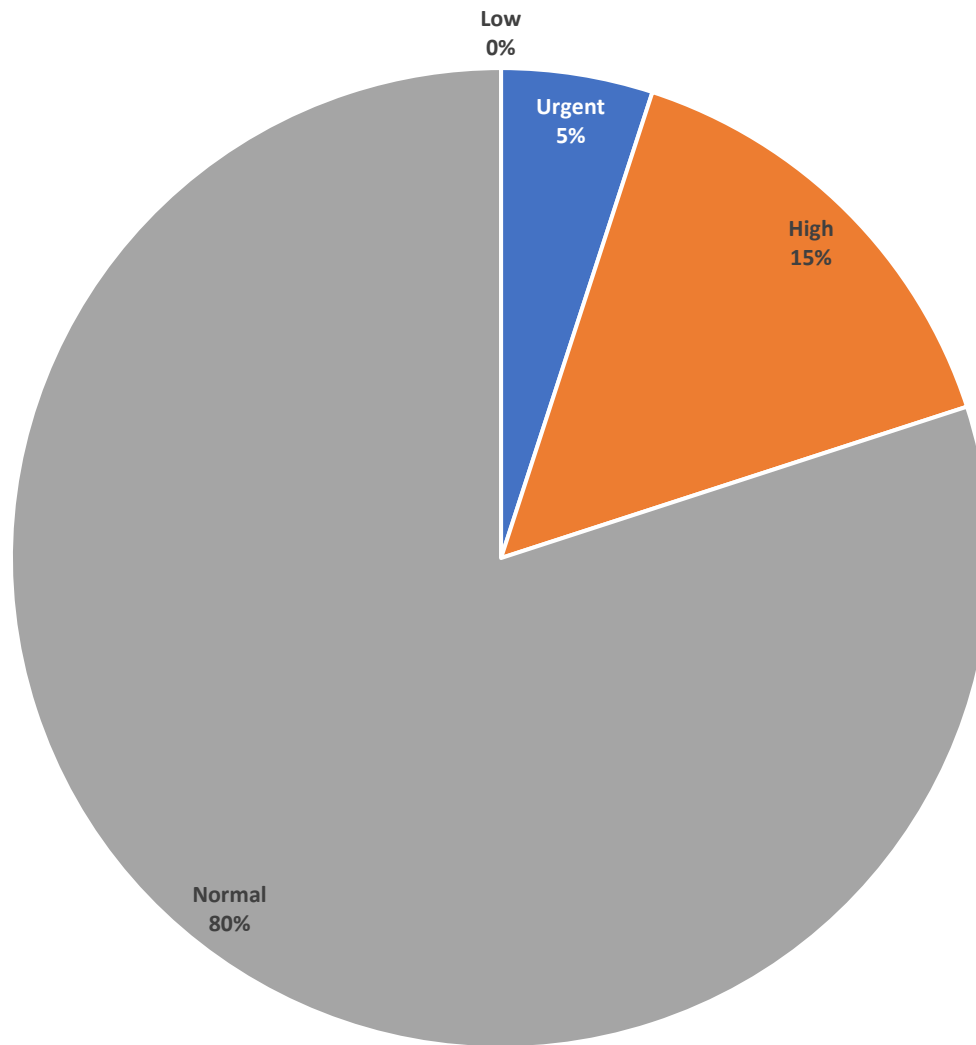
67 SLHA Employees	Trauma Awareness Training	2.0
9 SLHA Employees	Phishing and Social Engineering Virtual Communications Awareness	0.75
7 SLHA Employees	Cyber Awareness Challenge	1.75
5 SLHA Employees	General Ethics in the Workplace	0.26

EMPLOYEE TRAINING OUT- OF- STATE:

<u>Name</u>	<u>Division</u>	<u>Destination</u>	<u>Date Lv</u>	<u>Date Ret</u>	<u>Purpose</u>
None this reporting period.					

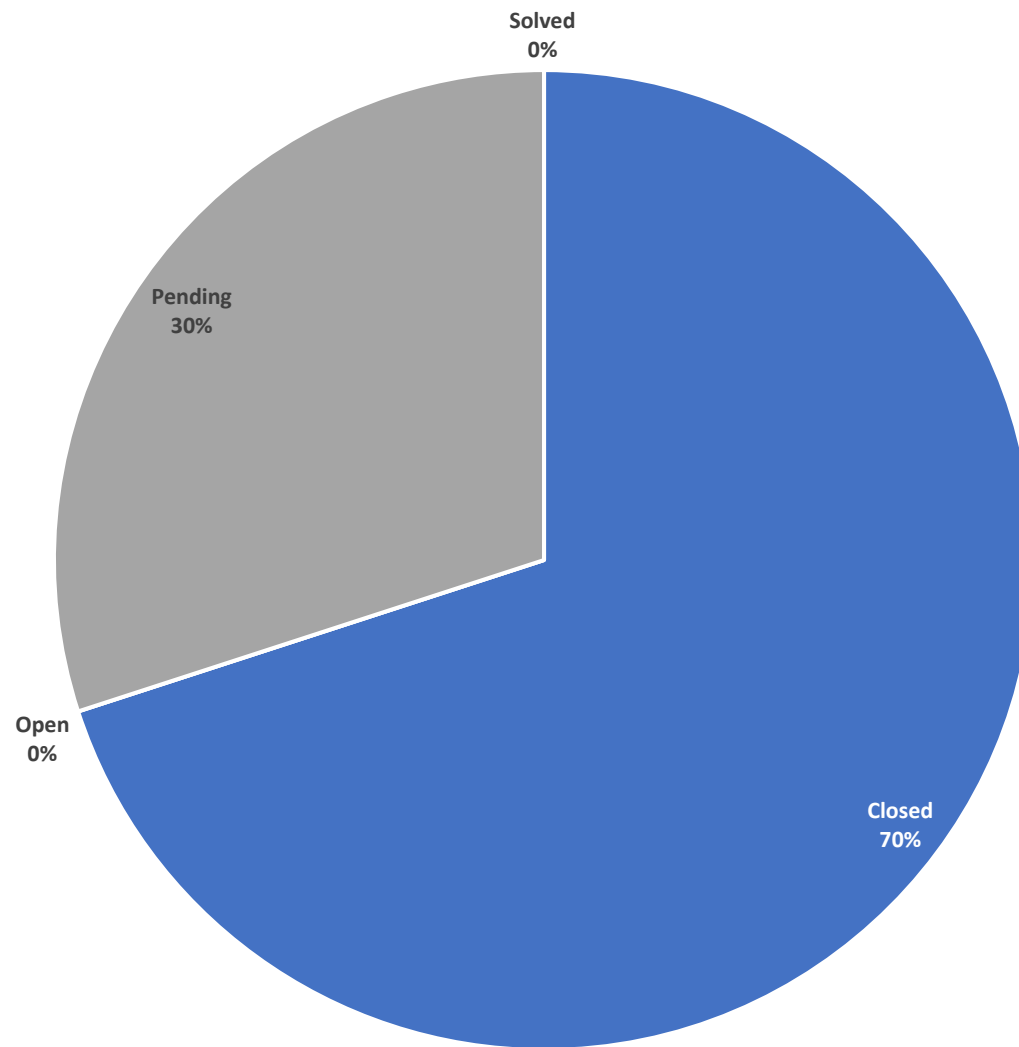
SUMMARY OF COMPLAINTS DECEMBER 2022

Priority

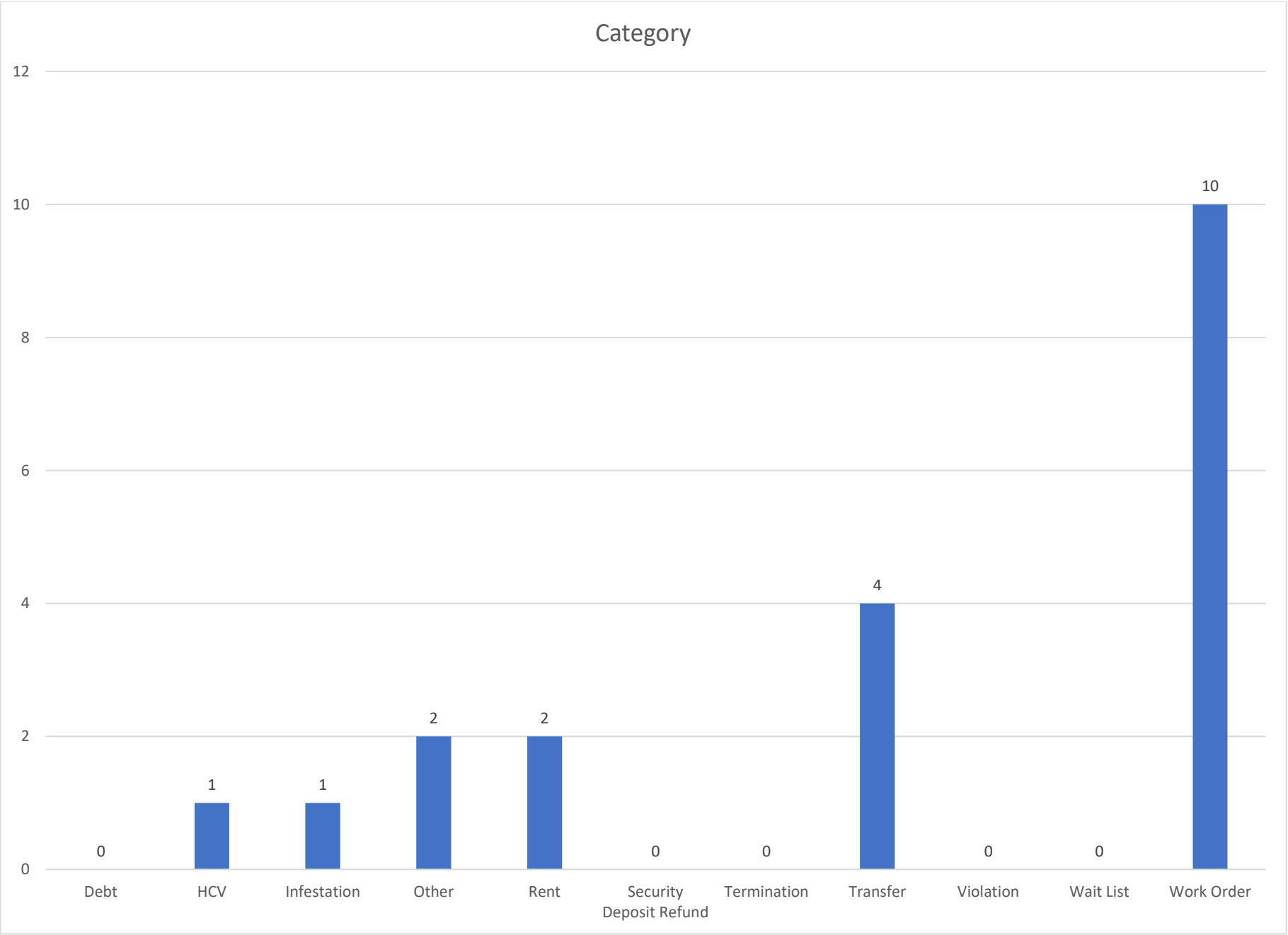


■ Urgent ■ High ■ Normal ■ Low

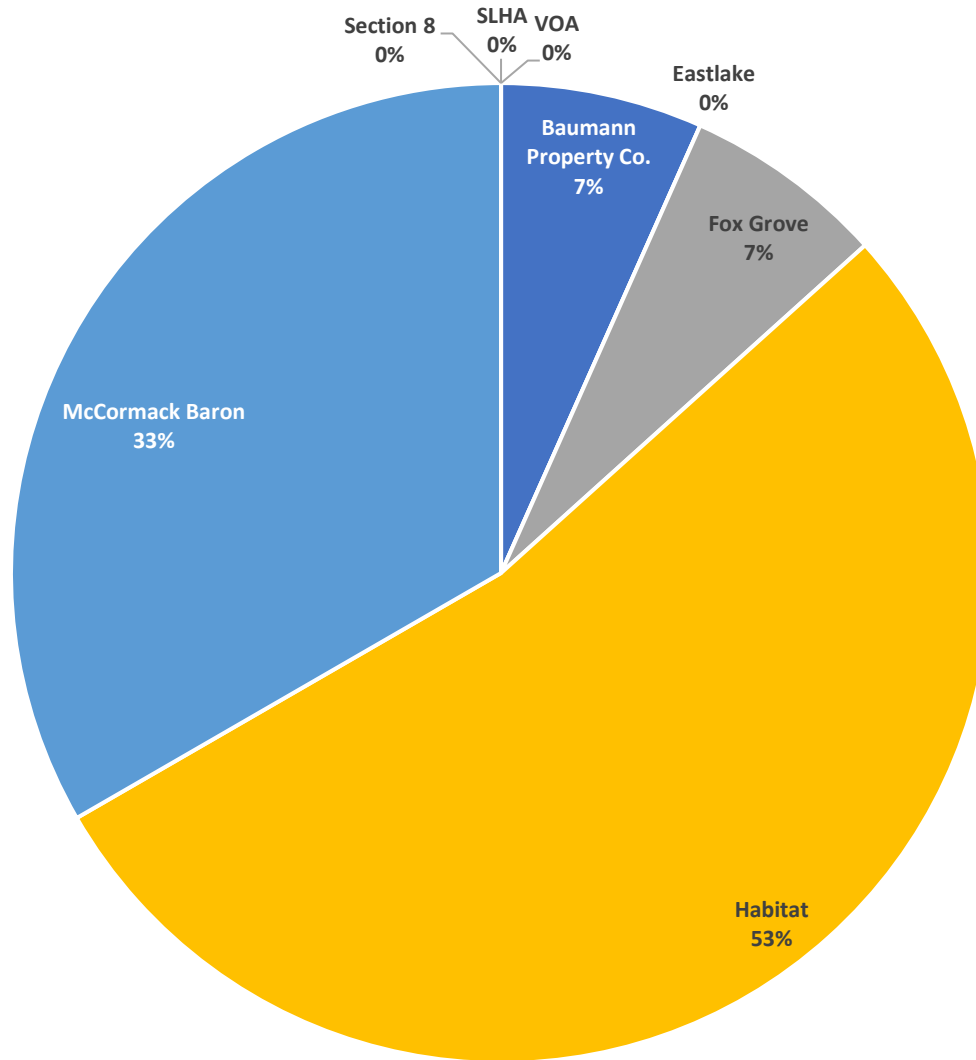
Status



■ Closed ■ Open ■ Pending ■ Solved



PMC



■ Baumann Property Co. ■ Eastlake ■ Fox Grove ■ Habitat ■ McCormack Baron ■ Section 8 ■ SLHA ■ VOA

Development

